

CHAPTER-I

BACKGROUND

Through a letter dated 15th February, 2010, the Union Home Minister at the instance of the Prime Minister asked for the committee of experts to be constituted to examine both the original concept of the city as well as how the heritage buildings of Chandigarh should be protected, preserved and maintained and in this background, how the problems arising out of the expansion of the city of Chandigarh should be dealt with. In the letter, a reference was made to the vision of Pandit Jawahar Lal Nehru, Le Corbusier as also to the Secretariat and the High Court and to the non-completion of the Capitol Complex. In the letter, the names of the experts and other persons who could be included in the Committee were asked to be sent to the Home Ministry.

The letter is enclosed herewith and marked as **Annexure “A”**.

1.1 In response, through the letter of 8th March, 2010, names of persons who could be included in the Committee were sent to the Home Ministry.

1.2 The letter carrying names of persons is enclosed herewith and marked as **Annexure “B”**.

2. **Constitution of the Expert Committee:**

2.1 Through letter dated 31st May, 2010, the Home Ministry was informed that an Expert Committee for the purpose was constituted to look at both the original concept of the city, as well

as the maintenance of the important public buildings in Chandigarh.

2.2 The Expert Committee was to be headed by the Administrator, UT, Chandigarh, with the Adviser to the Administrator as its Member Secretary. Copy of the constitution of Expert Committee is enclosed as **Annexure “C”**.

2.3 The Members of the Committee included nominees of the Ministry of Culture, Ministry of Urban Development, Ministry of Home Affairs, Dr. S.S. Bhatti (Retd), Chandigarh College of Architecture, Shri Raj Rewal, Architect, Smt. Renu Saigal, former Chief Architect, Department of Urban Planning, Chandigarh Administration, Ms. Madhu Sarin, Architect-cum-Development Planner, Mrs. Chand Nehru, 71, Sector-9, Chandigarh, Shri Jai Singh Gill, IAS (Retd.), Punjab State Electricity Regulatory Commission, Prof. Manoj Datta, Director, PEC, University of Technology, Chandigarh, and Dr. B.N. Goswamy, Art Historian.

2.4 The Chandigarh Administration co-opted Shri M.N. Sharma, Chief Architect, UT (Retd.) in the Committee to make use of his vast experience and concern for the city.

3. **Constitution of Sub-Committees:**

3.1 In the first meeting of the Expert Committee held on 20th June, 2010 a decision to constitute four sub committees was taken.

3.2 The First Sub Committee consisted of the Chief Architect, Chandigarh, Dr. S.S. Bhatti, Smt. Renu Saigal and

Shri M.N. Sharma. This Committee was asked to identify Government buildings requiring conservation in order of priority, methods of rectifying the changes made to the heritage buildings and suggest methods and means to be adopted to achieve the objectives for which the Expert Committee was constituted.

3.3 The Second Sub Committee consisted of the Chief Architect, Chandigarh, Dr. B.N. Goswamy, Smt. Chand Nehru and Shri Jai Singh Gill. It was asked to identify private buildings and precincts which could be considered as heritage buildings.

3.4 The Third Sub Committee consisted of Shri P. Srivastava, Additional Director General, Archaeological Survey of India, Chief Architect, Chandigarh and Ms. Madhu Sarin. It was asked to draft conservation bye-laws for ensuring proper up-keep, maintenance and management of such identified buildings and their precincts.

3.5 The Fourth Committee consisted of Chief Architect, Chandigarh, Prof. Manoj Dutta and Chief Engineer Housing Board. It was asked to suggest how the heritage buildings could be maintained and how the problems of the structures built with concrete, bricks, etc. could be solved.

4. **Work done by the Sub Committees:**

4.1 The Sub Committees discussed the problems and their solutions with others concerned with the heritage buildings. They visited the heritage buildings and discussed their findings in their meetings.

- 4.2 They discussed their findings with the Members of the Expert Committee in meetings held on 20th July, 2010, 15th December, 2010, and 3rd February, 2011.
- 4.3 The First, the Second and the Fourth Sub Committees prepared their reports and submitted the same to the Expert Committee.
- 4.4 The Third Sub Committee is to deal with regulatory framework on preserving the heritage. Its report is not finalized. It has been decided that after the decisions on this Report have been taken by the Government of India (GOI), the report of the Third Sub Committee shall be finalized and submitted to the Government for approval.
- 4.5 The copies of the Reports of the First and Second Sub Committees have been compiled into one report and marked as **Annexure-D** and the Report of the Fourth Committee is marked as **Annexure-E**.
5. **Consideration of Reports of the Sub Committees in the meeting of the Members of the Advisory Council of the Administrator and the Expert Committee:**
- 5.1 It was decided that the Reports of the Sub Committees should be presented to the Members of the Advisory Council of the Administrator and the Members of the Expert Committee and then a Report of the Expert Committee should be prepared in the light of the views expressed by all concerned and sent to the concerned authorities.
- 5.2 For this purpose, a joint meeting of the Members of the Advisory Council and the Expert Committee was held on 27th of February,

2011. In the meeting, the Reports were presented by the Chairpersons of the three Sub Committees. Copies of the Reports were made available to the Members of the two bodies in advance to facilitate examination of the same.

5.3 The minutes of the said meeting are enclosed herewith and marked as **Annexure “F”**.

6. **In brief and in general, points highlighted in the discussions were as follows:**

A. A holistic approach towards the protection, preservation, and maintenance of the heritage buildings and unique characteristic of the city should be adopted.

B. Philosophy plans and approach envisioned by Pandit Jawahar Lal Nehru with regard to the new city of Chandigarh should not be lost sight of and kept in mind while taking the steps for the above purposes.

C. The philosophy, plans, and designs propounded and used by Le Corbusier, while building the city, should not be allowed to be affected and should be kept in mind while protecting, preserving, maintaining and expanding heritage structures and the city.

D. Le Corbusier wanted the city to have plenty of sun, fresh air and greenery and to enjoy appropriate utilization of space. These concepts are highly relevant for proper development of the city and should be adopted in a meticulous manner.

E. The city helps to understand the new concepts with regard to urbanization which is taking place in the country and the world.

These concepts and ideas should be used in an authentic and proper manner.

- F. The original plans and designs should not be given up.
- G. The regular upkeep of the city should be done in the light of the norms embodied in the Edict of Chandigarh (as mentioned on Page 142-143 of Sub Committee-I Report).
- H. The cleaning of the buildings of the Capitol Complex should be carried out and completed without delays.
- I. Development of the city should be done in a planned manner. A comprehensive plan for the development of the city should be prepared.
- J. The city of Chandigarh is an Administrative city. This fact should always be kept in mind while using the territory and land available with it.
- K. The city needs to tackle the problems of traffic congestion. This can be done by having underground railway system. It cannot have over bridges as provided in other cities.
- L. The city needs parking places which can also be built underground and at specific places.
- M. The city needs marketing, medical and educational facilities for its residents. These should be built in an imaginative manner.
- N. Slums should not be allowed to be developed.

- O. The city caters to the demands of the Administrative machineries of the GOI, Union Territory of Chandigarh, Punjab and Haryana. These demands should be met on priority basis.
- P. The city was expected to have a green belt of 16 kilometers around it, for which a law was made. The law was called the Punjab New Capital (Periphery) Control Act 1952.
- Q. Two cities, one known as Mohali and the other as Panchkula on the two sides of Chandigarh have developed in the green belt area over the last five decades. These developed cities have affected the original character of Chandigarh and its scope for further development. Some steps need be taken to overcome this difficulty without affecting the public in t
- R. Three cities and allowing the cities to develop further. An Interstate Regional Plan needs to be prepared and implemented. The Inter State Regional Plan should determine the individual plans of the towns falling in the respective states.
- S. After the approval of the Inter State Regional Plan through an appropriate mechanism involving the Governments of Union Territory of Chandigarh, Punjab, Haryana and the Union, it can be implemented, for which legal frame work can be put in place.
- T. Periodically, the developments in the three cities can be monitored to ensure quality and compliance.

CHAPTER-II

SPECIFIC POINTS RECOMMENDED FOR DECISION AND ACTION BY EXPERT COMMITTEE

IN LIGHT OF THE BACKGROUND DISCUSSED IN CHAPTER - I, THE RECOMMENDATIONS OF THE EXPERT COMMITTEE ARE AS FOLLOWS

These are divided into the following categories:

- 7.1 Planning (based on the report of Sub Committee-I)
- 7.2 Urban Design (based on the report of Sub Committee-I)
- 7.3 Architecture (based on the report of Sub Committee-I)
- 7.4 Landscape (based on the report of Sub Committee-I)
- 7.5 Art (based on the report of Sub Committee-I)
- 7.6 Private Buildings (based on the report of Sub Committee-II)

Restoration & Preservation of Building Materials (based on the report of Sub Committee-IV refer 7.3, 2.2.5. Page No. 38-40).

Regulations (based on the report of Sub Committee-III) to be drawn after a view has been taken by the GOI on this Expert Committee Report and other deliberations.

7.1 PLANNING

The Plan - Original concept

The original concept of the Plan based on four main city functions enunciated as Living, Working, Care of Body & Spirit and Circulation should be adhered to.

7.1.1 The salient features of the original Plan include the following:

- Neighbourhood Concept
- Green City Concept
- System of V7s
- Hierarchical Distribution of Population
- Low-Rise Development.

7.1.2 **Existing ground realities:**

City still retains the integrity of the original concepts

The above mentioned planning concepts have been largely responsible for making Chandigarh one of the most liveable cities of India. The most important fact about it is that so far it has retained the integrity of its original concept of holistic design, which should be reason enough for us not let it go the way of other cities, from the “City Beautiful” to a shanty town like other Indian urban settlements - characterised by uncontrolled, and unplanned growth not commensurate with their infrastructures.

7.1.3 **Pressures on the city and the need for regulating its development:**

The city today is under tremendous pressure owing to manifold increase of population, traffic-congestion, stress on infrastructure, building violations, limited availability of land, all of which have begun to adversely affect the original concepts, considered sacrosanct.

7.1.4 **City Level Recommendations:**

7.1.4.1 **Retaining the essence of the original Plan**

There is a general consensus that efforts should be directed to retain the essence of the original Plan of the city and as such the following is recommended:

- a. Chandigarh shall remain by and large an Administrative City.
- b. Chandigarh shall retain the essential planning postulates of Sun, Space, and Verdure.
- c. Chandigarh shall be a Low-Rise City.
- d. Chandigarh shall be a Green City.

7.1.4.2 **Accordinging Heritage Status** to the planning concepts and title of “Corbusian Chandigarh to the First Phase of the City”. Heritage status to be accorded to Sectors 1 to 30 for fulfillment of the concepts of the city.

7.1.4.3 **Heritage Status to Sector 22:**

SECTOR 22, built as the first typical sector on the concept of a neighbourhood unit, should be preserved in terms of land use, planning concept, urban design. The very success of this neighbourhood as an experimental prototype is reason enough for recommending the same. Its revitalization, if it becomes necessary, should be undertaken comprehensively according to the recommendations of the Chandigarh Heritage Committee in the spirit of the recommendations made by the Sub Committee-I in its Report on Page 10.

7.1.4.4 **Heritage Status to Sector 7 & 8:**

Sector 7 & 8, as a tribute to the first architect Albert Mayer, who was commissioned to prepare the initial Plan for the city, which is tripartite in design as against Le Corbusier’s standard/typical Sector which is quadripartite, should be preserved as an example of alternative neighborhood planning concept in terms of land use, urban design, etc.

Recommendation

The concept of a neighbourhood unit should be preserved in terms of broad layout, land use, planning concept, urban design, including the original Shopping Centre. Its revitalization, if it becomes necessary, should be undertaken comprehensively according to the recommendations of the Chandigarh Heritage

Committee in the spirit of the recommendations made by the Sub Committee-I in its Report on Page 11-12.

7.1.4.5 Height restrictions already prescribed should continue:

The city has a high momentum for growth, but no scope for horizontal expansion since its physical boundaries are constrained within its 114 square kilometres due to its landlocked situation and its planned sectoral grids are nearly fully built. If the city is left unregulated the market forces and the real estate prices would tempt replacing the existing low rise buildings with high-rise buildings to gain more covered area/Floor Area Ratio (FAR). It is pertinent to mention that the neighbouring towns are permitting this change and barring a few areas, there are no height restrictions at all which however needs regulation.

In order to maintain low rise character of the city, the public, government and commercial buildings should continue to observe the height-restrictions prescribed in the Architectural controls and zoning regulations.

7.1.4.6 No further enhancement in FAR:

The original plan, architectural controls and building rules ensured that each individual gets adequate share of Sun, Space, and Verdure for good quality of life and healthy living. Many changes have been permitted over the years which have impacted the urbanscape due to enhanced ground coverage and FAR, which are amongst the highest in the country. Doing away with the architectural control/frame control, and allowing changes such as

additional covered area outside the frame in the rear of the houses, flexibility in size and shape of windows, balconies beyond the frame, in the front and rear of houses etc. have done more harm than good to the city's Built-Environment.

On the one hand, no further enhancement of ground coverage and FAR should be allowed to the residential houses of the city and, on the other, the possibility of reversing the notification dated 16.10.2008 be seriously examined for prompt and decisive action.

7.1.4.7 Supplementing the V7 with an Efficient Public Transport System:

The V7 hierarchical circulation system of the city was planned to cater to the requirements of a maximum of 5 lakh population. Wide roads and the grid iron pattern worked very efficiently for a number of decades.

However, the city roads and roundabouts are facing traffic congestion due to the following reasons:

- a. Manifold increase in population.
- b. High dependence on personalized modes of transport.
- c. Highest per capita car ownership in the country.
- d. Limitation to increase the carrying capacity of the existing road infrastructure.
- e. Large intercity vehicular movement.
- f. Large scale urbanization by the neighbouring States in the vicinity of Chandigarh. The vehicular density and inter city

traffic is likely to increase further due to additional towns proposed/being implemented by the neighbouring States.

Recommendations

An efficient public transport system is the need of the hour. It is pertinent to mention that the Chandigarh Administration has already taken pro-active steps in this regard, and a Comprehensive Mobility Plan has been got prepared for the Chandigarh Urban Complex which has taken into consideration the future requirements of the city and of the towns of Punjab and Haryana as well.

The proposed Mass Rapid Transport System is a multi modal system which includes BRTS and METRO to facilitate both intercity and intra city movement in the region. The proposal has been worked out in close coordination with the neighbouring States of Punjab and Haryana. The total length of the proposed Metro is 64.3 kms. and that of the BRT is 145.2 kms. Out of total length of 64.3 kms. of Metro, 44.8 falls in Chandigarh, 6.5 kms. in Panchkula, 13 kms. in Mohali. These lengths have been suggested for implementation in various phases. As regards Metro corridors, 44.8 kms. of Metro is to be implemented in the Phase-I and 19.5 kms. of Metro in Phase-II.

It is brought out that in view of the low-rise and green character of Chandigarh, a conscious decision has been taken by the Chandigarh Administration to have major portion of the proposed METRO within the city go underground so that it does not dominate the environment.

The Chandigarh Administration has now taken up the matter with DMRC for preparation of the Detailed Project Report for the Metro. To facilitate better connectivity with Mohali and Panchkula, additional linkages are being proposed and the existing ones are being upgraded.

7.1.4.8. Execution of the pedestrian footpaths and cycle tracks:

Pedestrian Footpaths and Cycle Tracks formed an integral part of the V7 concept of the Circulation system and were intended to pass through green belts in the NE-SW direction and sector greens, interconnected sector to sector through underpasses beneath intercepting roads to facilitate seamless connectivity. However, the same has not been implemented fully.

Recommendation

There is need to pedestrianise the city by strengthening the pedestrian and cycle network and make it more user friendly by regular upkeep and provision of adequate street furniture, green cover, lighting arrangements etc.

7.1.4.9 Augmenting parking spaces in the city:

The city's phenomenal increase in vehicles on the one hand and the non availability of adequate parking lots has resulted in haphazard parking along the roads, on road berms and pavements and even in the open spaces meant for parks. The problem is severe in the high density sectors having Marla row housing, in the neighbourhood shopping centre, the City Centre and the Industrial Area.

Recommendations

In order not to compromise with the City's open areas and parks which give the city its character, for making provisions of parking, the following is proposed:

- a. Extensive use of basements is to be allowed for provisions of Parking in all government and private buildings.
- b. Construction of underground community parking lots within convenient distance; these can be built under the parks without compromising on the city greens.
- c. Accommodating more parking spaces within the front setback of Marla houses by doing away with the regulation of the front boundary wall.
- d. Reducing car ownership per household by allowing registration of new vehicles subject to meeting the requirement of parking space.
- e. Motivating residents to use public transport system so as to minimize the need for parking.

7.1.4.10. Earmarking play grounds for children:

The developed city parks are not permitted to be used as playgrounds due to the disturbance it causes to the residents and senior citizens and also affects the maintenance. There is persistent demand for earmarking playgrounds within the neighbourhood.

Recommendation

Designating pockets of open spaces in each sector for playgrounds shall be examined. Modalities of opening up the playgrounds of Government schools to children to enable them to use the school playgrounds and infrastructure to play games such

as cricket, hockey, basket ball etc during off school hours shall be worked out.

7.1.4.11. Development of Villages:

The Chandigarh Administration has been constantly upgrading the infrastructure of the villages to bring them at par with the urban areas of the city by providing street lights, concrete roads, covering of open drains, provision of sewerage system etc.

There is however strong need to regulate the development outside the lal dora and to ensure that the built environment of the villages is structurally safe and fit for human habitation.

The incompatible land uses such as godowns, noise and traffic generating commercial and industrial activity is proving detrimental to the living environment of the villages and requires to be regulated in the Master Plan under preparation.

Recommendation

The Chandigarh Administration has taken stock of ground realities and is preparing building rules and regulations which are practical and implementable to ensure good quality of life in the villages on one hand and ensure structural stability, adequate air, light and ventilation on the other. These regulations are required to be notified.

7.1.4.12. Slum rehabilitation:

Slums have come up in the city much against the vision of Pandit Jawahar Lal Nehru to provide good quality of life for the 'poorest of the poor'. However, due to lack of affordable housing,

migrants have squatted in slums in various parts of the city. With a view to uplift the quality of life of the slum dwellers, the Chandigarh Administration has since the 70's been executing various rehabilitation schemes and upgrading infrastructure in the existing colonies.

The city has been awarded the National JNNURM Award for the year 2009 and 2010 for having earmarked nearly 350 acres of land for providing housing to the slum dwellers. However, there is still a lot of gap between the requirement and the supply, hence the problem of slums persists.

Recommendation

Chandigarh is continuing in its pursuit of providing housing for the urban poor. However, in view of the non-availability of vacant land in the city for constructing more housing for the urban poor, the Chandigarh Administration on the directions of the Administrator is now proposing to make it mandatory for all private houses and industrial plots of one Kanal and above who engage servants / labour to make available suitable accommodation for them within their premises.

Provision for EWS housing will also be mandated while redensifying identified pockets of Government Housing as well of private housing. To achieve the Government of India's mandate of Slum Free Cities, it is however felt that the efforts of Chandigarh Administration alone will not suffice and proactive steps towards providing affordable houses for those working in

Mohali and Panchkula should also be made by the States of Punjab and Haryana.

7.1.4.13. Master Plan for Chandigarh 2031 to ensure regulated development of the city:

In order to ensure that the city continues to offer its residents a high quality of life, it has to be a dynamic, moving and living city. It has to systematically plan for the future, as such the Chandigarh Administration has undertaken work on the Master Plan for Chandigarh 2031. While preparing the Master Plan, it shall be ensured that the City's inherent character of a low rise, low density, green and spacious administrative town is not compromised. A public participatory approach has already been adopted by involving the residents and various stakeholders of the city. The plan will be ready shortly subsequent to which it will be put up for public opinion and after incorporating the feedback, the same will be forwarded to the Coordination Committee of Gol for its approval.

Periphery of Chandigarh:

To safeguard the city from unplanned and unregulated growth, an 8-kilometre stretch, which was later extended to 16 kilometres around the urban area, was earmarked as green and agricultural area. In 1966, the area under Periphery was subdivided between the states of Punjab, Haryana and UT Chandigarh, with the city getting only a limited 3% of the area. However, in the early 1970s, the States of Punjab and Haryana built townships of Mohali and Panchkula respectively in the vicinity of Chandigarh.

The peripheral areas of Punjab and Haryana have witnessed large-scale urbanisation, both planned and unplanned, which have affected the concept of the Master Plan and put pressures on city's infrastructure. The city is no longer a stand alone entity that it was planned to be. It is now part of a large urban agglomeration with townships physically interlinked and as such requires close coordination with and support from the neighbouring states of Punjab and Haryana for its sustainability.

In view of the City's limitation of land, its land locked position, and the concern to safeguard the city's original concept, there is need to ensure that the city is not pressurized beyond its holding capacity and the pressure be dissipated in a planned manner onto other growth centres preferably at a distance from the city rather than concentrating in the vicinity of Chandigarh.

Both the States have extensive plans of further urbanisation in this peripheral area and have either already notified or are in the process of notifying the master plans of additional townships within the 16 km periphery. Execution of these plans will result in consuming nearly 80% of the controlled area of 16 kms. in violation of the Punjab New Capital (Periphery) Control Act, 1952. Population in the periphery continues to grow at an alarming pace, surpassing even that of Chandigarh, as has become evident from the census of 2011. The total projected population within the 10 kms periphery area would be approx. 80 lacs by 2031 in the 12 towns being planned around Chandigarh. These plans have been prepared by the respective States without coordination with the Union Territory of Chandigarh.

7.1.4.14 **Earlier attempts for Coordinated Development:**

It is pertinent to mention that need for the Inter State Regional Plan to ensure coordinated development has been felt ever since 1971.

In the year 1975, a high level Co-ordination Committee headed by the Secretary to Government of India, Ministry of Urban Affairs was constituted by the GOI to monitor the growth of Chandigarh and the urban centers coming up in its neighborhood and to ensure balanced development of the region falling within the influence zone of Chandigarh.

In the year 1977, on the directions of the Co-ordination Committee, a plan for Chandigarh Urban Complex comprising an area of approximately 330 sq.km and for a population of 12.5 lacs was prepared. This includes the developments and planning of Mohali and Panchkula townships.

In the year 1984, the Town and Country Planning Organization, GOI created the Chandigarh Interstate Capital Region (CISCR), 2001 for the total area measuring 2431 sq. km.

In the year 1999, E.F.N Ribeiro, Retired Chief Town Planner was appointed by the Chandigarh Administration as Consultant for the preparation of Chandigarh Interstate Metropolitan Region Plan, 2021 (CISMeR). The plan aimed at dissipating the pressure away from Chandigarh rather than concentrate around Chandigarh and as such the planning area was proposed to be extended over a larger area of 50 kms. all around the administrative boundary of

Chandigarh. The same was presented in the 14th Meeting of the MOUD, GOI Co-ordination Committee held on 7th July, 2000 wherein it was decided to obtain comments from the concerned State Government and Chandigarh U.T. Administration. The comments of Punjab & Haryana governments were obtained and since there was no consensus on the proposals of CISMER plan, the same was not finalized.

Now again in 2010, the Government of India through the Co-ordination Committee has given directions to the three States of Punjab, Haryana and UT Chandigarh to coordinate and prepare the Inter State Regional Plan in a time bound manner.

Recommendation

In order to ensure the successful preparation, implementation and enforcement of the Interstate Regional Plan, a legal mechanism needs to be put in place as the Chandigarh Administration does not have any jurisdiction to enforce or regulate any kind of development in the periphery of Chandigarh. The GOI may consider the feasibility of enacting a proper legislation for regulated development in the periphery on the pattern of National Capital Regional Planning Board constituted for the capital city of Delhi. The delineation of the area of the Regional Plan should ensure that the pressure on Chandigarh is diverted beyond the 16 km periphery area around Chandigarh.

Bypass around Chandigarh:

The proposed developments around Chandigarh will generate extensive intercity vehicular movements which will further congest the existing roads of the City Beautiful. A bypass road around

Chandigarh is a necessity, however, the city does not have enough land to accommodate the same. A proposal needs to be worked out in consultation with the support of the States of Punjab and Haryana on top priority to construct a bypass road that keeps non Chandigarh destined traffic away from the city thereby ensuring better quality of life and air in the city and also reducing pressure on the city's already congested roads.

7.1.4.15. City Development Plan:

The Chandigarh Municipal Corporation has prepared the City Development Plan to upgrade its infrastructure to not only meet the existing deficiencies in water supply, electricity, storm water, sewage disposal but also to ensure the future sustainability of the city.

The Municipal Corporation is also gearing to supply tertiary water throughout the city for irrigation, car washing etc so as to reduce the consumption of potable drinking water. Decentralized sewerage treatment plants are also being recommended for large campuses so that these campuses can reuse treated water for non potable purposes.

7.1.4.16. Provision of Rain Water Harvesting:

To ensure long term sustainability of water resources in the city, Chandigarh Administration has initiated steps by mandating ground water recharge in public buildings and compulsory rain water harvesting for all plots larger than one Kanal and above in the city. Supply of tertiary water is also being augmented by the Municipal Corporation which is laying dual pipe lines from the existing sewerage treatment plants.

The proposal of mandating decentralised Sewerage Treatment Plant for all large size campuses is also being examined to facilitate use of tertiary water in place of potable water for irrigation, car washing etc and thus reduce the requirement of potable water. Water efficient fixtures and fittings are other measures recommended in this regard.

7.1.4.17. **Solar City:**

Chandigarh having no power generation of its own is totally dependent on the neighbouring states and the Centre for its power needs. The city has been identified by the Ministry of Non-Renewal Energy, Govt. of India to be one of the nodal cities to be developed as a '**SOLAR CITY**' under the National Mission on Solar Energy, India. The Chandigarh Administration has started the process of implementing the Solar City plan through TERI. Initially the city shall have 40MW for solar PV's base power plant which shall act as a backup for the power needs of the city in case of total grid failure.

The Administration has also already prescribed the use of solar water heating systems in all the projects/ buildings larger than one kanal in size. The Administration is also using 'Solar Passive' measures through intelligent modes to reduce energy needs and would promote grid interactive solar generation in all the major projects in the city.

7.2 URBAN DESIGN

A city, as a *social organism and a work of art*, is primarily the creation of three disciplines: Town Plan; Architecture; and Landscape. When they come alive as an organic whole they give birth to Urban Design: *Architecture of the City*, with its distinct urban form and psycho-social imageability.

Chandigarh thus stands apart from other cities by virtue of its order, and harmony of the Built-Environment with rich Landscape Design and carefully-planned arboriculture or roadside tree-plantation, along with other stated factors.

Recommendations

The Urban Design of the important avenues of the City should be preserved as below.

7.2.1. **V2s:**

The Jan Marg, a ceremonial road leading to the Capitol Complex, Madhya Marg linking the Railway Station with the City Centre, Panjab University and the PGI, and the Uttar Marg which runs parallel to the Capitol Complex, along which are situated the important precincts and edifices, have been sensitively designed from the urban image point of view. However, the so-called need-based changes, concerns for security and violations like painting of brick and concrete surfaces, and un-organised advertisements have created visual blight.

The public and government buildings along these major roads contribute to the urban image of city and need to be strictly regulated and controlled.

Recommendation

There is need to regularly monitor the additions and alterations carried out in the buildings flanking this important V2 arteries. Violations such as defacement of the concrete and brick surfaces of buildings by painting and illegal advertisements should be controlled through proper monitoring and enforcement.

The barricaded Uttar Marg road should be opened up to public movement after the security concerns have been addressed satisfactorily.

7.2.2. V3s:

The inter-sectoral dividing roads have been planned to avoid buildings opening onto them. Buildings along these roads, open spaces, sealing walls, signage, street-furniture, and landscaping contribute to the urban image of the city. The rear of the buildings along these roads is important from the urban-design point of view. Ground realities, however, bring out that violations, need-based relaxations of allowing green-rooms, enhancement of FAR, shifting of setback lines and doing away with the Frame Control and Elevation Control of residential buildings, have grossly impacted the streetscape. Poor maintenance and uncontrolled additions and alterations of Government Housing and encroachments on the open spaces have aggravated the problem manifold.

Recommendation

The approval of concept from the competent authority of the Chandigarh Administration of all the private buildings should be made mandatory before any additions and alterations are undertaken.

7.2.3. V4s:

V4 or the shopping street forms the spine running central within each sector. Along it are located the neighbourhood community facilities and the shopping centres. The privately-owned architecturally-controlled Shops-cum-Flats [SCFs], while ensuring uniformity of the architectural expression, were climate-responsive, ensured cost-effectiveness, mandated use of local building materials, and had pre-determined space for advertisements. However, over the years, many violations and additions/alterations have been done resulting in visual disharmony.

Recommendation

The meandering profile of V4s provide the maximum visibility of urban form and thus needs to be sensitively conserved to retain the City's distinct imageability. Due to change in the shopping patterns, lifestyles, and advanced technologies, there is a persistent demand for change in architectural control. It is proposed that limited uniform changes within the existing frame may be permitted on the request of the owners of the entire shopping complex with the approval of the Competent Authority of the Chandigarh Administration.

7.2.4. **Restoration of Architectural Control/Frame Control:
Recommendation**

Architectural Control/Frame Control be restored as a primary step towards the conservation of this urban complex of Universal Heritage Value.

7.2.5. **Advertisement Control Order:**

All commercial buildings within the city are governed by architectural controls which stipulate the location of standardized advertisement panels. However, due to increase in commercial activity, the SCFs of the three storied neighborhood shopping centres have been allowed conversion of the upper floors, from flats into offices and shops which has led to the emergence of haphazard and unplanned advertisements contrary to the spirit of the Architectural Control Order.

Recommendation

In view of the commercial activity on the upper floors of the Shop-cum-Offices within the City Centre and the neighbourhood shopping centres as well as other commercial establishments in the city, the Chandigarh Administration has reviewed the Architectural Controls of the commercial buildings and earmarked additional locations for advertisement panels.

The same however need to be enforced in light of the Architectural Control Order. The matter has also been taken up with the Chandigarh Beopar Mandal to sensitise the commercial establishments to remove the unorganized advertisements and to comply with the order in letter and spirit.

7.3. **ARCHITECTURE**

The City's monumental Edifices of the Built-Environment, designed by Le Corbusier and his team of Architects, namely, Pierre Jeanneret, E Maxwell Fry, Jane B. Drew, shall be protected, preserved, and conserved as identified and enlisted here under:

7.3.1. **Architects Old Office in Sector 19:**

The Architects Original Office is located in Sector 19 on the Madhya Marg. It is in this building that the Chandigarh Capital Project, as a daring experiment in Modern Urbanism, was launched in 1950. Designed by Pierre Jeanneret, this is the most innovative building in the city in terms of space concept, use of low-cost materials, and indigenous techniques of construction; above all, its environment-friendly architectural design.

Recommendation

The Architects Original Office should be conserved in its original form and no additions and alterations should be permitted. The campus has two blocks out of which one is being used as Le Corbusier Centre. It is recommended that the second block which is presently in use as Offices of the Chandigarh Administration should be got vacated and put to use as Chandigarh Research & Development Centre. All the archival material pertaining to the city's Planning, Architecture, Urban Design, Landscape, Art, and other related aspects can be preserved/displayed here and made available to scholars, Indian and foreign. The building should be got affiliated with Le Corbusier Foundation in Paris for expanding its database to facilitate higher research.

WORKING – One of the four main functions of the City enunciated in the original plan.

THE CAPITOL COMPLEX

The main area of work vis-a-vis Institute of Governance, and planned by Le Corbusier

- 7.3.2. The symbolic 'head' of the city, set against the backdrop of the Shivalik Hills consists of a group of buildings: the Secretariat, the High Court, the Legislative Assembly, and the Museum of Knowledge.

This Complex also has monuments like the Tower of Shadows, Open Hand and Martyrs Memorial, all built on a monumental scale, and is flanked by Rajendra Park and Sukhna Lake. The architecture of the Capitol Complex, the most representative of Le Corbusier's works, is the embodiment of the spirit of exaltation, power and permanence experienced by Indians on acquiring the prerogative of self-governance after a long and bitter struggle for freedom.

The Capitol Complex was designed as a great pedestrian plaza with motorised traffic confined to sunken trenches. The sculpturesque buildings have earned international recognition and this masterpiece of human creative genius needs to be given 'Heritage Building' status of the first order. The location of the Capitol Complex at the highest point of the city-site and at the foothills with the Shivaliks as the backdrop was a conscious decision underlying the concept of Chandigarh's urban design. The placement of buildings of the Secretariat and the High Court

with the longer facades perpendicular to the hills lent an unobstructed view of the foothills.

It is brought out that Chandigarh was planned as an Administrative town as the Capital of the state of Punjab, and functioned very well as such.

However, subsequent to re-organisation in 1966, with the city being accorded UT status, it had to take on the additional responsibility as the Capital of the states of Punjab and Haryana as well.

Due to this changed geo-political scenario, the buildings of the Capitol Complex, which were designed to accommodate the functional requirement of one Administration, have been sub divided amongst three Administrations – Chandigarh, Punjab and Haryana, which has put great pressure on these buildings.

This has resulted in piecemeal ad hoc need based changes such as covering of verandas, additional sheds, additional glazings etc and has severely impacted the overall ambience of the prestigious Capitol Complex.

In addition, poor maintenance, resulting in seepage and leakage of roof terracing, weathering and poor maintenance of shuttered concrete as well as dumping of garbage within the campus has turned these monuments of modern architecture into eyesores.

The Sub Committee-I has given an exhaustive report on the problems and potential pressures both within and in the peripheral

areas around the Capitol Complex, highlighting the long-term as well as immediate measures required to be taken by the Chandigarh Administration and also by the neighbouring States. The report brings out the following:

The maximum pressure is being felt in the **High Court Building** where a large number of court cases are being handled daily necessitating the need to increase the court rooms from the original 9 to 68 alongwith the construction of ancillary buildings.

Over the years the area behind the main High Court has thus seen increase in the built environment in the form of lawyer's chambers, extension block for court rooms, record room etc. Construction of a multi-utility block, a multi-storeyed parking block and an additional floor over the extension block to accommodate 16 more court rooms is in progress and these buildings are likely to be completed soon.

However despite these additions, there is still a deficit of space which is resulting in overcrowding and poor working conditions for the staff and the record.

This site is completely landlocked and now has no scope for additional buildings. Massive damage to the parasol roof of the main High Court building has been done due to the fixing of and thereafter removal of glazing at the terrace-level. The main pedestrian promenade that connects the High Court with the Legislative Assembly, and was intended to be a ceremonial space at the opening of sessions, is being used for vehicular movement

and parking, though its access is denied to people at large. The use of the pedestrian plaza for parking of vehicles of judges has already damaged it, necessitating the re-carpeting of the concrete flooring.

Internal changes: Renovations in all court-rooms, judges lounge and conference hall for judges, in the form of false ceilings, wall-to-wall wooden dais, air-conditioning and partitions, additions and alterations in the office, conversion of cycle- and scooter-stands and garages into offices and ASD Lab into High Court Museum have been carried out in the main building.

In case of the **Secretariat Building**, the requirement of additional space is being reflected in covering of verandas, additions and alterations in and around the building.

In the **Assembly Building** there are no major external changes. However, internal changes in the material of the flooring, addition of partition-walls to accommodate the legislative functions of Punjab and Haryana, false ceilings in rooms and corridors, renovation of toilets with new materials, and the painting of concrete surfaces has been carried out. Addition of aluminium glazing and wooden panelling in the main foyer vitiates the original concept of undulatory glazing with precast concrete mullions and steel T'-Sections.

The Open Hand Monument

The significance of Open Hand is that it conveys the social message of peace and unity that is "open to give and open to receive." The Open Hand is the city's official emblem. It has been designed in the form of a giant hand made from metal sheets that rotates like a weathercock, indicating the direction of wind. This giant hand is 14 metres high and weighs around 50 tonnes. Poor upkeep and misuse of the intended function, with a telecom tower in the backdrop, have marred the beauty of this work of significant art. Urgent repair is called for and recommended.

Recommendations

Holistic planning to address immediate and future requirements

To enable the Executive, Legislature and the Judiciary of the city to perform efficiently, it has become imperative to take a holistic view of the immediate and future requirements of these three administrative functions. As such both the State Governments of Punjab and Haryana and the Hon'ble High Court have been asked to submit their revised requirements of additional space for the next 50 years so that **holistic planning** can be done rather than preparation of ad hoc proposals. It is pertinent to mention that there is no scope for adding additional buildings within the Capitol Complex and future requirements need to be addressed in an alternative location. The violations such as balcony covering, provision of grills should be put to an end.

- Coordinated approach for security of the complex as a whole needs to be worked out with the latest techniques being used

world over in such high security zones while ensuring that the requirements are met without compromising on the overall ambience of the campus.

- The sanctity of the original plan should be maintained. No additional buildings should be constructed other than those in the original plan.
- Proper Landscaping in consonance with the original concept should be undertaken.
- Proper upkeep, maintenance, and management should be assigned to a nodal authority.

7.3.2.2. Completion of the incomplete projects of the Capitol Complex

While topmost priority in the preservation of Chandigarh Heritage would be the immediate repair / upkeep and management of three Edifices of the Capitol Complex: the Legislative Assembly, the Secretariat, and the High Court, it will gain its intended importance in the long run only when the crowning building of the precinct, the Museum of Knowledge, along with its entire landscape, is completed as per the original concept so that it looks as one organic finished architectural whole.

7.3.2.2.1. Completion of Museum of Knowledge

A detailed note on the Museum of Knowledge has been prepared by the Sub Committee-I which highlights the importance and the concept of this project and reads as under:

“At present, this focal point of the Capitol Complex as indicated in the concept master plan is not there and the Capitol Complex appears fragmented. This building was designed as an alternative

to the Palace of Governor and conceived with great foresight as the Museum of Knowledge which would not only be the focal point of the Capitol Complex but also an active centre fully equipped with the State-of-the-Art electronic gadgetry for decision-making as an ongoing process in the three Edifices: the Legislative Assembly, the Secretariat and the High Court. The Museum of Knowledge would be the database to provide information of all kinds drawn from records compactly kept in what he called the "Round Books" (CDs). Le Corbusier rightly believed that prompt access to such information would make the picture clear to High Court.

Le Corbusier's idea was that this facility will actively assist the decision-makers in terms of precedents, previous decisions, rules and regulations, their amendments, and so forth. It was also meant to guide decision-making by providing statistical information on various aspects of complex situations encountered in the daily operation of the legislature, the executive, and the judiciary, the three pillars of our parliamentary democracy. The Museum would also enable the decision-makers to foresee the results of their deliberations with the help of electronic forecasts.

In the light of the foregoing exposition, it need hardly be emphasized that this Museum of Knowledge is not an ordinary Museum which houses historical material, or artifacts or cultural relics. In fact, a museum of this kind has not been built anywhere in the world. At the time the building was conceived it was a totally revolutionary idea. This Museum, when put in place, will

bring out the aesthetic charm of the masterly Capitol Complex design, which the American architect Paul Rudolph described as the greatest of the 20th century way back in 1960. Even five decades ago they could foresee the worldwide spread of electronic gadgetry which we now find rampant in the form of IT [Information Technology].

To build this Museum to house artifacts of any other kind than the stated ones would be both contradictory and a waste of public money. All other kinds of museums can be built anywhere in the city - in fact, they already are there: Government Museum & Art Gallery, Fine Arts Museum at Panjab University - or, for that matter, in any other city of the country. But the Museum of Knowledge is an integral part of the Capitol Complex plan concept and can be built only in the Capitol Complex.”

That to gain intended importance, the crowning building of the precinct, the Museum of Knowledge, along with its entire landscape is completed so that it looks like one organic finished architectural whole.

The Administration is very keen to take up the project with the vision that this should be a state of the art, intelligent building with the latest technology. The sketches of the building are available with the Department of Urban Planning, on the basis of which the detailed drawings are to be prepared for executing the building. The total covered area of the project works out to approximately 85,000 sq ft. The detailed estimates of the project will be worked out and submitted for approval.

7.3.2.2.2. **Completion of the Martyrs' Memorial**

Martyrs' Memorial, as planned in the Capitol Complex, was conceived when the Government of the erstwhile Punjab State decided to erect a Memorial to honor the memory of those who had laid down their lives in the freedom struggle of the country culminating in Independence in 1947.

The Memorial comprises three components i.e. Architectural with mythological symbols, Sculptures like the Lion, Snake and Man, and Debris. The architectural components of the Memorial and the symbols have already been constructed as have the sculptures of the Lion, Snake and Man cast in bronze.

A major component of the memorial comprising debris, depicting the fall of the Foreign Rule in India and the resurgence of India as a free Nation, is still to be executed for which the process shall soon be initiated.

In addition to these incomplete projects, it is also brought out that the other monuments of the Capitol Complex, i.e. Tower of Shadows, Geometric Hill with Sun dial also need to be completed as per the original concept for which too, the necessary action will be initiated.

Recommendation

Completion of the Museum of Knowledge, Martyrs Memorial, Tower of Shadows, Geometric Hill with Sundial are important for the ambience of the Capitol project and the same ought to be taken up on priority.

7.3.2.2.3. **Revitalization of the plaza** between the High Court and the Legislative Building needs to be addressed by proper landscaping.

7.3.2.2.4. **Campus lighting and illumination to highlight building edifices** during the night should be made an integral part of environmental planning and design.

7.3.2.2.5. **Preservation, conservation and maintenance:**

Topmost priority in the preservation of Chandigarh Heritage would be the immediate repair / upkeep and management of three Edifices of the Capitol Complex: the Legislative Assembly, the Secretariat, and the High Court - the restoration and preservation would require repair and rehabilitation works.

There is a consensus that as a first step, cleaning and scrubbing of the buildings of the Capitol Complex should be carried out to take care of the blackening concrete surfaces and removal of algae growth. This process would bring to light the rehabilitation / repair work required. The Sub Committee IV has observed that to have a realistic assessment of the extent of repairs/rehabilitation works required in these buildings, there is need to have a detailed Condition Survey by a renowned Institute of the level of Central Building Research Institute, Dehradun/ Rurkee. The Committee has also recommended that preservation of these buildings should be based on practices being followed internationally.

This is to request the Government of India for sanctioning Rs. 75 lacs for cleaning and Condition Assessment of the buildings of the Capitol Complex. Out of this Rs. 75 lacs, Rs. 33.35 lacs is estimated for cleaning and defects ascertaining and a further sum of Rs. 40 lacs is estimated for undertaking detailed Condition Surveys. It is brought out that detailed estimates for repair and rehabilitation will be worked out subsequent to the Condition Surveys and the same will be submitted to the Government of India for approval.

The maintenance of the prestigious precincts and buildings of the city will be a continuous process and the Government of India is requested for earmarking dedicated funds for the purpose.

7.3.2.2.6 Augmentation of Housing for the Executive, Legislative and the Judiciary

In addition to the requirements of additional space for carrying out the administrative functions of the city, commensurate housing requirements also need to be addressed for which suitable sites have to be identified. This exercise has already been initiated.

7.3.2.2.7 Developments in the peripheral areas around the Capitol Complex:

As per the Edict there should be 'No Construction in the North of the Capitol Complex'. However, due to the large scale urbanization by the neighboring states, there is a potential danger that the backdrop of the Capitol Complex will soon have multi-storeyed and high-rise buildings since there is now no height

restriction on the constructions in the neighbouring state.

Recommendation

It is proposed that the issue of high rise developments by the neighbouring states in contravention of the Edict of Chandigarh needs to be urgently taken up with the neighboring States; otherwise the entire concept of the plan will be jeopardized. The area north of the Capitol Complex falls within the notified catchment area of Sukhna Lake and also is in close vicinity to the Sukhna Wild Life Sanctuary. It is important that development in and around these important eco-sensitive areas is regulated in keeping with the Government of India Acts and Guidelines. Coordinated effort with the neighbouring States is required for notifying the Eco Sensitive Zone around the Wild Life Sanctuary.

7.3.2.2.8. GOVERNMENT PRESS, SECTOR 18:

Designed by Maxwell Fry as a “glass-wall” structure, the Government Press building is the only one of its kind in the city and among the first to be built here.

Recommendation

It should be conserved for its unique architecture and under no circumstances should any deviations from the original concept be permitted. Whenever repairs become necessary due to ageing, the building should be restored to its original design by re-building the affected portion(s).

7.3.3. **CARE OF BODY AND SPIRIT-** one of the four main functions of the city as enunciated in its original form:

7.3.3.1. **Government Museum & Art Gallery:**

Designed by Le Corbusier, Government Museum & Art Gallery is a magnificent building that forms a prominent landmark on Jan Marg, the major vertical arterial road of the City. Using brick-tiles and concrete gutter visible from outside, a very impressive façade has been created.

Recommendations

Concrete surfaces and brick façade need restoration. Insensitive additions such as aluminum glazing and flooring have been made in the interiors which need to be rectified. No additional building is advisable in this complex. The interior design and allocation of spaces to various sections/artifacts needs to be holistically and sensitively addressed in keeping with the original character of the complex.

7.3.3.2. **First Swimming Pool and Janj Ghar of the City**

Recommendation

The buildings of the Swimming Pool and Janj Ghar in Sector 23 are recommended for Heritage Status, Grade III.

7.3.3.3. **Architecture for Education:**

Most educational buildings of the City have north-south orientation and been placed in the near vicinity of the Green Belts. This attempt to extend the campus space to the expanse of the

Green Belts symbolises that learning in spacious surroundings leads to the expansion of human mind. Sensitive and persistent use of different materials like exposed brick-work, plastered, white-washed surfaces, stone and concrete has created a new architectural aesthetic. What is most amazing in these buildings is that though built 60 years ago they were consciously designed to create an environment adapted to the special needs of the differently-endowed persons. E. Maxwell Fry put his long experience of designing architecture for tropical climate to good use in the conception of these buildings.

7.3.3.4. **Government College of Art:**

Le Corbusier developed this idea for what he called an Audio-Visual Institute. The uniqueness of the building-space concept lies in the fact that work-areas and circulation arteries are built into the same basic cell, which is then multiplied several times over around a central courtyard to form the total building.

The buildings short-listed for Heritage Status include Government School, Sector 10, Government Colleges for Boys and Girls, Sector 11, Government College of Art in Sector 10 and Chandigarh College of Architecture in Sector 12.

7.3.3.5. **Buildings of the Panjab University:**

Gandhi Bhawan, Administrative Block, A.C. Joshi Library and Museum of Fine Arts have also been recommended for Heritage Status due to their unique architectural style and detailing. It is proposed that concept approval of all buildings in the Campus be

made mandatory in order to retain the overall character of the University.

7.3.3.6. **Architecture for worship:**

Church in Sector 18, Gurudwara in Sector 22, Mandir in Sector 23 and Mosque in Sector 20 are unique in terms of their historical importance and design concept besides the fact that they represent different religious groups which constitute the bulk of Chandigarh population: Christians, Sikhs, Hindus and Muslims. By virtue of their location and distinct architectural forms they have become important landmarks of the city.

Recommendation

Conserving these buildings would be to respect the sentiments of the entire citizenry. These buildings should therefore be put in the category of Heritage and no additions/alterations be permitted in them without the approval of competent authority.

7.3.4. **LIVING** - one of the four main functions of the city as enunciated in its original form.

7.3.4.1. **Government Housing:**

There are 14 types of houses for different income-groups. The team of architects created very interesting spaces, forms, shadows, patterns and textures with local materials and indigenous construction methods, giving birth to a new style of architecture which came to be known as Chandigarh Architecture. Chief characteristics of this distinguished Architecture are Order and Harmony.

Recommendation

Certain streets and clusters of Government Housing have been recommended for Heritage Status as indicated in the sector wise proposals.

7.3.4.2. Criteria for identifying Government Housing for Heritage Status:

Government houses as enlisted above have been recommended for Heritage Status. There is a large stock of Government Housing which has been designed by the original team of architects. After conducting site visits of the various pockets spread across the city, a few rows/clusters /individual houses have been identified. The criteria for identifying the Government houses have been to ensure that a minimum of one cluster each of the 14 categories of houses designed by the first team of Architects is preserved. While identifying these houses the committee has taken care that the houses which are important from the urban design point of view due to their location on important roads such as V3s and V4s thus forming part of the public realm are retained. These houses however have undergone many external and internal changes over a period of time and most of them are also in an utter state of neglect and require immediate maintenance and attention.

7.4 LANDSCAPE:

Landscape Design has been made an integral part of the basic concept of the city. This has made Chandigarh one of the most carefully-planned modern towns. It is the landscape of the city

that gives it its unique identity which one can experience in its healthy air and spaciousness. Dr. M.S. Randhawa, as Chairman of the Landscape Advisory Committee, was responsible for making Chandigarh the “Green City” and thus fulfilling the vision of the architect planner. He accomplished this gargantuan task with religious zeal.

7.4.1. Rajendra Park:

Spread over a sprawling area of 400 acres, Rajendra Park lies adjacent to the Secretariat building. Trees with round canopies and evergreen foliage have been planted here. This park should be developed as a proper green and may be landscaped as a garden.

Recommendation

Rajendra Park should be completed as per the original concept and the security barracks and helipad be relocated at an appropriate site.

7.4.2. Sukhna Lake:

The Lake was a gift to the citizens of Chandigarh for peace and tranquillity and the area was declared as a ‘Silence Zone’.

Recommendation

The ambience of the promenade, original design of the entrance gate, the bandstand, watch-tower, commemorative cube, security-posts, promenade footlights and landscaping should be retained and any further development strictly restrained.

7.4.3. **Lake Club:**

The Lake Club was designed by Le Corbusier and its site was consciously depressed with respect to the road-level so as not to obstruct the view of the Shivalik Hills.

Recommendation

Additional constructions in and around the complex should be restricted. It should be ensured that no structures interfere with the visual connection of the hills in the backdrop.

7.4.4. **Memory Park:**

In order to safeguard the concept of green parkland on the north of the Uttar Marg, the area between the High Court and Sukhna Lake - the Memory Park was created.

It was felt that institutionalising the area was necessary to keep it green and free from encroachments.

Recommendation

The area, however, needs to be properly maintained. Similarly, citizens need to be made aware of its presence. The citizens of Chandigarh are presently unaware of the concept and presence of the park and the same needs to be publicised widely.

7.4.5. **Leisure Valley:**

Management plan for regular upkeep of the Leisure Valley, city greens and parks is absolutely necessary.

7.4.6. Open Spaces in terms of the original concept of the Green City are the Soul of Chandigarh and must never be stifled by

thoughtless additions of buildings in the future. The three planning postulates of Sun, Space and Verdure should always remain our directive principle.

7.5 **ART**

Chandigarh has the distinction of having created many works of Art integral to the conception of architectural design for a variety of buildings. There are also very significant examples in which art-works are deliberately created as independent, free-standing creations. The uniqueness of this experiment lies in the fact that very low-cost and humble building materials have been put to artistic use by virtue of which they have been elevated to a new aesthetic cult. Notwithstanding its highly farsighted modernism, Chandigarh has produced an Art Heritage which has invisible links with India's magnificent art tradition. All buildings which were built in the country before the introduction of structural arch were largely works of art in that they were icons of artistic ingenuity rather than engineering marvels.

7.5.1. The identified ART includes:

- * Legislative Assembly Enamelled Door
- * Tapestries
- * Plaques
- * The Commemorative Tower
- * Commemorative cubes and bas-reliefs
- * Bas- Reliefs Murals
- * Manhole Covers

Refer details of the Report of the Sub Committee-I (Page 88-94).

Recommendation

The above ART should be preserved in its original form and kept in good condition reflecting our reverence for heritage.

7.5.2. **Furniture:**

Pierre Jeanneret designed many varied pieces of furniture like tables, chairs, tools, lampshades, etc which are an integral part of Chandigarh Heritage, as furniture and buildings go together. Pierre Jeanneret also designed **Other Art Objects** like Rainwater Spouts, *Brise-soleil*, Porch Design, Filigree Work in *jaalis* of Residential Architecture, Composition of windows and *chhajjas* creating mural effect of the built-mass, treatment of water-bodies, and Undulatory glazings which impart an active visual rhythm to the many and varied architectural forms.

Recommendation

Not only is there a need for sensitising and educating people about their historic import but also the imperative of ensuring that no damage of any kind whatsoever is done to these works and that neither are they disposed off due to ignorance. The Chandigarh Administration is in the process of preparing a comprehensive inventory of the items associated with the first team of architects duly authenticated by a Committee of Experts. The Departments of the Administration have been instructed to maintain a proper register, conduct annual checks and not to dispose off the heritage material. Digitization, repair, maintenance and conservation of heritage items have also been initiated. It is pertinent to mention here that the Government of India has extended the Terms of Reference of the Expert Heritage Committee (**Annexure-G**) and included the same. This aspect has been put up to the Expert Committee. Report on the same will be submitted to MHA subsequently.

7.6 PRIVATE BUILDINGS

7.6.1. City Centre, Sector 17:

Designed as the vibrant Heart of the City and as a pedestrian paradise, the City Centre is today experiencing problems such as violations of building finishes like paint, composite panels, degeneration of cement concrete, uncontrolled skyline by adding rooms/services on rooftops, encroachments of backyard specially on the V4 SCOs, over-spilling of advertisements, parking woes and traffic congestion which are all detrimental to the overall ambience of the Centre. The city centre is not functioning as intended as per the original plan. The focus was supposed to be on the square opposite the town hall and the State Library Building which has instead shifted to the Neelam Plaza where there is concentration of commercial activity. The main square which is surrounded by government offices and government buildings gets deserted after office hours and needs to be revitalized. Similarly the southern end of the sector also needs to be activated.

Recommendation

The problems prevailing in the City Centre need to be addressed by taking the stakeholders, shopkeepers, etc. on board for which preliminary spadework has already been initiated. Revitalisation of the Northern and the Southern part of the city centre are also recommended after weeding out the Government offices, especially those which operate from the Ground floor of SCOs in

the northern part of the sector and were placed there only temporarily at the initial stages of development of the sector.

Similarly the buildings which are not compatible with the function of the City centre can be relocated so as to enable the entire sector to be a vibrant whole rather than just as a portion of it. A detailed study/analysis in this regard would be required before finalising it. There is also a need to invigorate the sector with incidental shopping, earmarked street vending zones, food courts and amphitheatres.

The deficit of parking in the City Centre is to be met by constructing multi level underground parking at designated areas.

A detailed proposal of cleaning up the facades should be worked out on the basis of the recommendations of Sub Committee IV and by activating participation of the shopkeepers/owners of the properties. Government buildings within the city centre too will be preserved and maintained on the basis of the report.

- 7.6.2. **Kiran Cinema** [first movie-theatre of the city]: The architectural design of the Cinema Hall is so imaginative that even after nearly 60 years of its inception, it still looks modern.

Recommendation

According Heritage Status to Kiran Cinema is recommended. The same shall be done in dialogue with the owners. A policy of incentives for all private buildings requiring conservation shall be evolved based on best practices in the world.

- 7.6.3. **Shop-cum-Offices (SCOs) and Shop-cum-Flats (SCFs) along V4:** These architecturally controlled buildings are in a state of neglect and warrant attention. The detailed status and recommendations have already been highlighted while discussing Architectural Controls – commercial buildings at Page 23-24 of Report of Sub Committee-I.
- 7.6.4. **SCOs along Madhya Marg:** The detailed Status and Recommendations have already been highlighted while discussing Architectural Controls on Page 19 of Report of Sub Committee-I.
- 7.6.5. **Architecturally controlled institutional buildings along Madhya Marg and Jan Marg.** The detailed Status and Recommendations have already been highlighted while discussing Architectural Controls on Page 17-19 of Report of Sub Committee-I.
- 7.6.6. **Private Housing:**
- Private Housing constitutes a large portion of the housing stock of the city. Due to urban design considerations, Architectural controls and Zoning regulations were imposed on the private housing. The smaller houses of Marla category and upto I kanal were governed by Frame Controls, whereas the larger houses of I kanal and above through Zoning. In addition, architectural control was also imposed on housing along certain important avenues of the city. Over a period of time, a large number of need based changes have been allowed to the private housing in terms

of additional covered area and more flexibility in the architectural character of the city, the Architectural controls and Frame controls have been replaced by Zoning. Experience has shown that the changes allowed have adversely impacted the streetscape and order in the built environment.

Recommendation

It is recommended that no further enhancement of ground coverage and FAR be allowed and the possibility of reversing the notification dated 16.10.2008 be seriously examined for prompt and decisive action.

7.6.6.1. Heritage status to private residences:

The Sub Committee-II comprising of Mr. B.N. Goswami, Ms. Chand Nehru and the Chief Architect, UT, constituted for identifying private buildings and precincts which merit Heritage Status have identified four private residences which have been designed by the first team of Chandigarh architects. All these four residences are spacious bungalows and have been designed by Pierre Jeanneret. The list of private houses with names of owners follows:

- P.L. Varma, House No. 28, Sector 5
- Gautam Sehgal, House No. 32, Sector 5
- Nirlep Kaur, House No. 33, Sector 4 and
- Oberoi House, No. 22, Sector 5.

Located on Uttar Marg, in the northern-most part of the city, these residences enjoy the advantage of the picturesque view of the Shivalik Hills beyond. Capturing this natural scenic beauty, achieving functional efficiency suited to the owners' requirements

and being climate-responsive are the governing design criteria. While the exterior of the houses harmonises with other Government residences of the City in the use of exposed brick, random rubble, and plastered surfaces, the interiors have richer specifications and detailing.

Recommendation

These houses are exemplary in the articulation of the indoor and outdoor spaces and merit Heritage Status. The same shall be done in dialogue with the owners. A policy of incentives for all private buildings requiring conservation shall be evolved based on best practices in the world.

CHAPTER-III

CHANDIGARH'S ENLISTED HERITAGE

The buildings, campuses and natural features, which have been shortlisted for heritage status, form part of the enlisted heritage of Chandigarh and need to be holistically preserved have been categorized into:

8. Heritage Zones, Heritage Precincts, Heritage Buildings, Natural Features, Area and Vistas

8.1 **Definitions:**

- “Heritage Zone” means an area consisting of two or more “Heritage Precincts” (which may or may not include “Heritage Buildings”) of urban design, and/or areas of natural/environmental significance or scenic beauty, including hills, hillocks, sacred groves, water-bodies, seasonal rivulets (and areas around them), open and/or wooded areas.
- “Heritage Precinct” means an area comprising Heritage Building/s and precinct/s thereof or related places, which may be areas around a Heritage Building or areas with strong urban and architectural character that share, wholly or partly, certain common physical, social, architectural, cultural or technological significance.
- “Heritage Building” means any building of one or more premises or any part thereof, possessing architectural, aesthetic, historic or cultural values, which requires protection and conservation for historical, architectural, cultural, environmental or ecological purposes and includes such portion of the land adjoining such building or any part thereof as may be required for fencing or covering or otherwise conserving such building.

8.2.

GRADING:

The Enlisted Heritage Zones, Heritage Precincts and Heritage Buildings have been identified and graded as Grade-I, II & III depending upon their importance:

Grade-I

Heritage Grade-I comprises buildings and precincts of national or historic importance, embodying excellence in architectural style, design, technology and material usage and/or aesthetics; they may be associated with a great historic event, personality, movement or institution. They have been and are the prime landmarks of the region. All natural sites shall fall within Grade-I. The enlisted heritage in Grade-I deserves careful preservation.

It is recommended that no intervention be permitted either on exterior or interior of the heritage buildings or natural features unless it is necessary in the interest of strengthening and prolonging the life of the buildings/or precincts or any part or features thereof. For this purpose, absolutely essential and minimum changes would be allowed and they must be in conformity with the original.

All development in areas surrounding Heritage Grade-I shall be regulated and controlled, ensuring that it does not mar the grandeur of, or view from Heritage Grade-I.

Grade-II

Heritage Grade-II comprises buildings and precincts of regional or local importance possessing special architectural or aesthetic merit, or cultural or historical significance though of a lower scale

than Heritage Grade-I. They are local landmarks which contribute to the image and identity of the region. They may be the work of master craftsmen or may be models of proportion and ornamentation or designed to suit a particular climate.

The enlisted heritage in Grade-II deserves intelligent conservation.

No external change is to be permitted. Only limited internal change is permitted which does not affect the exterior of the building.

All development in areas surrounding Heritage Grade-II shall be regulated and controlled, ensuring that it does not mar the grandeur of or view from Heritage Grade II.

Grade-III

Heritage Grade-III comprises building and precincts of importance for townscape; that evoke architectural, aesthetic, or sociological interest though not as much as in Heritage Grade-II. These contribute to determine the character of the locality and can be representative of lifestyle of a particular community or region and may also be distinguished by setting or special character of the façade and uniformity of height, width and scale. The enlisted heritage in Grade-III deserves intelligent conservation though on a lesser scale than Grade II and special protection to unique features and attributes.

Internal changes may by and large be allowed. Changes can include extensions and additional buildings in the same plot or compound. However, any changes should be such that they are in harmony with and not detracting from the existing heritage building/precinct.

All development in areas surrounding Heritage Grade-III shall be regulated and controlled, ensuring that it does not mar the grandeur of or view from Heritage Grade III.

8.3. **HERITAGE ZONES, HERITAGE PRECINCTS AND HERITAGE BUILDINGS**

The heritage zones which have been recommended along with their grading are detailed as under:

Heritage Zone-I extends from outer boundaries on the North-West side of Rajendra Park covering all areas along it and extending to the South-East extremities under the administrative control of the Chandigarh Administration. This area is bound on its South-West extremities by Uttar Marg including the green belt which runs along it on its lower end. Similarly, extremities of this “Heritage Zone” on the North-East will extend to lower range of the Shivalik Hills covering all natural environmental features and landmarks, notably, the Catchment Area of Sukhna Lake, Wildlife Sanctuary, etc.

The heritage precincts in this zone include Rajendra Park, the Capitol Complex, the Lake Club, Sukhna Lake and the Lake Promenade. The Heritage buildings shortlisted are the Secretariat, the High Court, the Legislative Assembly, the Open

Hand, the Martyrs Memorial, the Museum of Knowledge, the Geometrical Hill and the Tower of Shadows. All these buildings have been recommended in Grade I status.

Heritage Zone-II with its origin in the Shivalik foothills on the North-East running through the entire city of Chandigarh and extending along the Leisure Valley towards the South-West into Punjab. The width of this Zone of prime importance is demarcated by the Institutional Belt along Jan Marg on the South-East and closing on the junction of Sectors 16, 17, 22 and 23. The Heritage Precincts within this zone include the MLA Hostel and the MLA Flats, Sector-3 and Sector-4, the Government Museum & Art Gallery, Sector-10, Rose Garden & Shanti Kunj. The Heritage Buildings of this zone include Main Museum, City Museum, Science Museum, Auditorium and Government College of Arts, Sector-10. These buildings have been recommended for Grade I status.

Heritage Zone-III extends across Sector-7 (to be conserved as at Para 7.1.4.4).

Heritage Zone-IV extends across Sector-8 (to be conserved as at Para 7.1.4.4).

Heritage Zone-V extends across City Centre, Sector-17 (to be conserved as at Para 7.6.1)

Heritage Zone-VI extends across Sector-22. (to be conserved as at Para 7.1.4.3)

Heritage Zone-VII extends across Panjab University, Sector-14. The buildings proposed for Heritage status include Gandhi Bhawan, AC Joshi Library, Fine Arts Museum and the Administrative Block and have been recommended for Grade I status.

Heritage Zone-VIII extends along Madhya Marg from the Post Graduate Institute of Medical & Education Research, Sector 12 PGI to the Sukhna Choe on the South-East and includes the Institutional, Commercial Buildings and the Green Belts along it on its either side and Institutional Belt along Madhya Marg in Sector 15. These precincts have been recommended for Grade II status.

Heritage Zone-IX consists of the Mango Grove belt along Purv Marg and has been recommended for Grade I status.

Heritage Zone-X stretching NW to SE across Sector 11, 10, 9, 8, 7 along V4 and includes neighbourhood shopping centres and institutional and residential buildings on either sides of the road. These precincts have been recommended for Grade II status.

Heritage Zone-XI stretching NW to SE across Sector 14,15,16,18,19,27,28 along V4. The heritage precincts of this Zone include neighbourhood shopping centres and institutional and residential buildings on either side. These precincts have been recommended for Grade II status.

Heritage Zone-XII stretching NW to SE across Sectors 24,23,22,21,20,30,29 and include neighbourhood shopping centres and institutional and residential buildings on either side. These precincts have been recommended for Grade II status.

Heritage Zones-XIII along V3s: Vidya Path, Udyan Path, Himalaya Marg, Sarovar Path, Sukhna Path, Chandi Marg, Purv Marg, Vidya Path, Udyog Path and Dakshin Marg. These precincts have been recommended for Grade III status.

8.4 **Natural Features, Areas, and Vistas:**

The site of the city of Chandigarh has many natural features which make them suitable for conservation on account of their environmentally-significant nature and scenic beauty besides their geographical history. These are:

1. Shivalik Hills, as the most outstanding natural landmark which forms the backdrop of Chandigarh, notably, the Capitol Complex.
2. Sukhna Lake and its Catchment Area
3. Patiali-ki-Rao Choe
4. Sukhna Choe
5. Leisure Valley with its 8-kilometre-long monsoonal gorge, further extending into the State of Punjab.
6. Sukhna Wild-Life Sanctuary
7. N-Choe
8. Protected Forests
9. Forest Areas
10. Green Belts
11. Neighbourhood /Sector Greens
12. No-Construction Zone on the North of the Capitol Complex.

Vistas

The enlisted Vistas form an intangible part of the Chandigarh Heritage and need to be preserved. It is recommended that no building/development should be carried out that conflicts with the following:

- Uninterrupted view of Shivalik Hills along all roads running NE to SW.
- Uninterrupted view of the Shivalik Hills from the City Greens.
- Uninterrupted Backdrop of the Shivalik Hills in the Capitol Complex.
- Uninterrupted view of Sukhna Lake from the Uttar Marg.

8.5 Heritage Precincts and Buildings at a Glance:

8.5.1. Government Buildings

8.5.1.2. Institutional

- Capitol Complex, Sector 1
- Government Museum & Art Gallery campus, Sector 10
- Central State Library, Sector 17
- Town Hall Building, Sector 17
- Government Press Building along Madhya Marg and Himalaya Marg, Sector 18
- Few of the Architectural Controls of Institutional Buildings along Jan Marg and Madhya Marg.

8.5.1.3. Educational

Panjab University, Sector 14

- Gandhi Library
- A.C. Joshi Library
- Administrative Complex
- Fine Arts Museum.

Colleges

- Government College of Art, Sector 10
- Government College for Boys along Madhya Marg (original blocks), Sector 11
- Government College for Girls along Madhya Marg (original blocks), Sector 11
- Chandigarh College of Architecture, Sector 12
- Administrative Block, Punjab Engineering College, Sector 12

Schools

- Government Model Senior Secondary School, Sector 10 which functioned as Assembly in the initial stages.
- Government School, Sector 15
- Government Model Senior Secondary School, Sector 16
- Government Senior Secondary School / Government Model School (original blocks), Sector 18
- Government Model Senior Secondary School (original blocks), Sector 19
- Government Senior Secondary School, Sector 21
- Government Model Senior Secondary School, Sector 22-A
- Government Model High School, Sector 22-C
- Government Senior Secondary School, Sector 23

Health

- Poly-Clinic, Sector 22

Cultural

- Lake Club, Sector 5
- Janj Ghar, Sector 23
- Swimming Pool, Sector 23

8.5.1.4. Government Housing

- Government houses of the Chief Ministers /Ministers of Punjab and Haryana located along Uttar Marg, Sector 2 and Sector 3

- Government Houses for the High Court Judges and the Chief Justice, Sector 4.
- MLA Flats and MLA Hostels along Jan Marg originally designed by Pierre Jeanneret in Sectors 3 and 4
- Government House No.56, Sector 5 to be dedicated to Architect Pierre Jeanneret
- Identified Government houses in Sectors 5,7,11,16,19,20,23,24, as shown in sector layouts
- Few of the Architectural Controlled SCOs/SCFs

8.5.1.5. **Green Belts/Parks/Gardens**

- Rajendra Park, Sector 1
- Sukhna Lake, Sector 5
- Rock Garden, Sector 5
- Memory Garden, Sector 5
- Leisure Valley; Stretching from Uttar Marg to Vigyan Marg planned as Bougainvillea Garden, Sector 3
- Leisure Valley, Fitness Trail, Monsoonal Gorge, Tennis Stadium, Sector 10
- Leisure Valley consisting of Rose Garden, Shanti Kunj, Sector 16
- Leisure Valley developed as Traffic Park and Bamboo Garden, Sector 23
- Commemorative stone in Jawahar Park, Sector 9
- Mango Belt along Purv Marg, Sectors 28 and Sector 29
- Butterfly Park, Sector 26
- Parrot Park, Sector 21.

8.5.1.6. **Architectural Elements**

- Sealing Walls, Sector 22 and Sector 23

8.5.2. **Private Buildings**

8.5.2.1 **Cultural**

- Kiran Cinema, Sector 22

8.5.2.2. **Religious**

- Church on V4, Sector 18
- Mosque, Sector 20
- Gurudwara on V5, Sector 22
- Mandir on V4, Sector 23.

8.5.2.3. **Commercial**

- Architectural Controls of SCOs/SCFs, Sector 17
- SCOs along Madhya Marg, Sector 7 and 26
- SCOs along Dakshin Marg, Sector 22
- SCO's/SCF's along V4, Sector, 7, 8, 9, 10, 11, 15, 16, 18, 19, 20, 21, 22, 23, 24, 27, 28, 29, and 30.

8.5.2.4. **Private Residences**

- Private house # 33 - Nirlep Kaur's House, **Sector 4**
- Private House # 22 - Oberoi House, **Sector 5**
- Private house # 28 – P.L. Varma's House, **Sector 5**
- Private House # 32 - Gautam Sehgal's House, **Sector 5**

8.5.2.5. **Fort**

- Manimajra Fort

CHAPTER-IV

SECTOR WISE PROPOSALS

9. SECTOR-WISE PROPOSALS

Sector-wise proposals showing locations of buildings enlisted for Heritage Status, areas of mandatory concept approvals, areas which can be considered for redevelopment of First Phase Sectors i.e. Sector 1 to 30 have been detailed in the layout plans in the Report of the Sub Committee-I on Page 112-141.

9.1. Prior concept approval:

Following are the parameters for imposing the regulation of prior concept approval on new buildings and/or additions-and-alterations in old ones.

Since many private buildings fall along important arteries, namely, V3s and V4s, constituting major part of Chandigarh's urban imageability, there is an urgent need to regulate individualistic/idiosyncratic use of weird forms, senseless geometry, garish colours and gaudy materials to preserve the original character of the city besides retaining sanity in architectural and urban designs.

The principal objective is to maintain a harmonious urban form of Chandigarh in keeping with the Master Architect's original concept.

The second criterion is the building's architectural importance and the individual professional standing of the architects who constituted the foreign team of architect.

The third parameter is the location of the building, which is crucial because an ill-designed structure can become an eyesore whereas a sensitive design that respects its architectural legacy would be a landmark asset in many ways.

Similarly the development /additions and alteration of green belts should be done sensitively and in the same spirit as that of the original plan.

Location of Mobile towers is very important from the Urban design point of view and as such this too has been recommended for prior concept approval.

9.1.2. **Redensification of pockets of government housing:**

There is a large stock of Government housing designed by the original team of architects in Phase 1 of the city. The architects had prepared standard designs which had been replicated in various pockets and sectors. Most of the Government housing is single storeyed or at the most double storeyed. It is not considered viable to declare the entire housing stock as heritage. After detailed site visits, pockets of housing which need to be preserved were identified. The remaining housing stock has been proposed for redensification.

The pockets identified for redensification are in the interior of the Sectors 10, 11, 15, 19, 20, 23, 24 and have been

shown in the Layout Plans of these Sectors in the Report of the Sub Committee I. Most of these load bearing brick structures are more than six decades old and in a poor state of neglect, while occupying prime land in the land starved city. It is reiterated that while recommending the same it has been ensured that a cluster/block /row of each category of house has been earmarked as 'Heritage'.

The redensification exercise will however need to be conducted very sensitively so as not to disturb the socio-economic structure of the city but rather to rectify the imbalances and make the city inclusive.

The basic principle of all planning which is inherent in the concept of Chandigarh also is to anticipate change so that designs which are accommodative of such change are developed regularly from time to time. Technological devices, new materials and space requirements all are thus subsumed in the process of architectural design.

These aspects will thus be taken care of while carrying out redensification/redevelopment of the proposed pockets. The new built environment should be designed to be energy efficient, with zero discharge, adequate parking facilities, low rise and of an architectural character in sync with the Chandigarh Style of Architecture.

It would also be essential to augment the infrastructure /services of these sectors prior to taking on the redensification exercise being proposed.

CHAPTER-V

CHANDIGARH HERITAGE CONSERVATION COMMITTEE

10. Constitution of the Chandigarh Heritage Conservation Committee

It is proposed to constitute a Chandigarh Heritage Conservation Committee to advise the Chandigarh Administration on the matters related to identification, protection, conservation and maintenance of Chandigarh's Heritage.

The committee will also assist in the preparation of a Conservation Management Plan for Chandigarh and in framing of special regulations, design guidelines and conservation principles related to Heritage Zones, Heritage Precincts and Heritage Buildings, artifacts and natural features.

10.1. The proposed Composition of the Committee is as under:

The Chandigarh Heritage Conservation Committee shall be appointed by the Chandigarh Administration and shall comprise of

- | | | |
|------|---|----------|
| i) | Adviser to the Administrator,
UT, Chandigarh | Chairman |
| ii) | The Secretary, Urban Planning | Member |
| iii) | Finance Secretary | Member |
| (iv) | Commissioner, Municipal Corporation | Member |
| (v) | Estate Officer | Member |

- | | | |
|--------|---|---------------------|
| (vi) | Eminent professional having at least 10 years experience | |
| | a) Urban Designer | Member |
| | b) Conservation Architect | Member |
| (vii) | Structural Engineer having experience of ten years in the field and membership of the Institution of Engineers, India | Member |
| (viii) | Environmentalist having in-depth knowledge and of experience 10 years of the subject. | Member |
| (ix) | Art/Architectural Historian having knowledge of the region having 10 years experience in the field | Member |
| (x) | Chief Architect, Department of Urban Planning, Chandigarh Administration | Member
Secretary |
| (xi) | Representative of State Archaeological Department | Member |