

**Chandigarh Administration**  
**Finance Department**  
**Estate-I Branch**  
**Notification**

12/7/19  
Dated, Chandigarh

the

**No.11/2/70-UTFI(4)-2019/ 11142** In partial modification of the Notification issued by the Finance Department, Chandigarh Administration vide no. 11/2/70-UTFI(4)-2017/6994A dated 25.07.2017 and in exercise of the powers conferred under Section 5(2) and Section 22(1) of the Capital of Punjab (Development and Regulation) Act, 1952 as adapted by the Punjab Re-Organization (Chandigarh Adaption of Laws on State and Concurrent Subjects) Order, 1968 and all other powers enabling him in this behalf, the Administrator, Union Territory, Chandigarh is pleased to make the following amendments/substitutions in the Chandigarh Building Rules (Urban)-2017:-

1. **Title, Extent and Commencement:-** (i) These rules may be called "Chandigarh Building (Amendment) Rules (Urban), 2019".
2. These rules shall come into force from the date of their publication in the Official Gazette.
3. That the entries made in Rules 4.2(21) Residential (Group Housing); 5.2(18) Commercial (governed by individual zoning: Hotel, Multiplex/Malls (specifically earmarked sites), Commercial (converted from industrial); 5.2(19) Commercial (governed by individual zoning): Banquet Hall/Marriage Palace, Bulk Building Material; 6(18) Industrial use; 7(20) Public/Semi Public Buildings; 7.1(20) Cultural and Non Academic Institutional & Religious; 7.2(18) Educational Institutes; 7.3(20) IT Park; Main Campus, Small Campus, Built to Suit Sites; 8.1(17) IT Habitat : Hospital, Commercial, Club; 8.2(20) Residential and Government Housing; 9(20) Integrated Projects: Institutional, Residential, Commercial; 10.1(xiii) and (iv) of the Chandigarh Building Rules (Urban), 2017 shall be substituted as under:  
"Single level basement is mandatory. However, upto three level basements in all plots having area four kanal and above except residential (Marla and Kanal Houses) shall now be permissible beyond the zoned area in the setbacks upto plot boundary, subject to:
  1. Technical feasibility of providing adequate infrastructure to utilize extra area only for parking (including ramps/car lifts etc.). Minimum 80% shall be used for parking and maximum 20% for services/storage;
  2. All other safety norms and byelaws with respect to construction of basement as per the Chandigarh Building Rules (Urban), 2017;
  3. Norms determined by the Town Planning which are based on the National Building Code, Building Bye laws and Fire Act;

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