

**Draft amendments in CMP-2031 prepared on the basis of the  
recommendations of the Expert Committee under Deregulation 1.0 & 2.0**

**CHAPTER NO. 6: HOUSING**

S.No	Existing Sections of Chandigarh Master Plan 2031	Page no.	Remarks/ Suggested Clauses
1	<p><b>Section 6.12 MASTER PLAN PROPOSALS : JUDICIOUS USE OF LIMITED LAND</b></p> <p>ii. <b>Group Housing in vacant plots of second phase</b> All vacant residential plots in the Phase II sectors which were earlier planned as plotted development should as far as possible be replanned and used for group housing instead of individual plots. This shall apply to cases where a whole cluster /row of unsold vacant plots are available and not to scattered individual plots.</p> <p>iii. <b>High density Group Housing in vacant areas in Phase III Sectors</b> Approximately 215 acres of land in the sectors has been allotted to CHB for housing which is yet to be developed in addition approximately 146 acres of land is also lying vacant in Phase III sectors which is proposed for high density housing development in 4/6 storey flats to accommodate large number of flats with a gross density of 100 persons per acre. Individual plots allotment shall be discontinued.</p>	65	<p>Paragraph as such with addition below:- <b>However, for pockets meant for Group Housing shall be re-planned to accommodate more number of dwelling units including stilt to meet present day parking demands and to fulfil the pressing need of Govt. Housing. The parameters for Govt. Housing are separately defined in the building bye laws.</b></p> <p>Approximately 215 acres of land in the sectors has been allotted to CHB for housing which is yet to be developed. In addition approximately 146 acres of land lying vacant in Phase III sectors <b>and vacant land in periphery</b> is proposed for high rise, high density housing development <b>to increase Housing Stock/Dwelling Units as per revised building bye-laws.</b> Individual plots allotment shall be discontinued.</p>

2	<b>DEVELOPMENT OF VACANT AREAS IN PERIPHERY FOR RESIDENTIAL USE</b>	77	
	(I) In the proposed land use in Pocket 7 near village Maloya,178 acres of land has been proposed for residential use. The tentative density of the area will be 250 PPA i.e. 45000 persons can be provided.		In the proposed land use in Pocket 7 near village Maloya,178 acres of land has been proposed for residential use. The density of the area will be 250 PPA tentatively. However, it may vary as per category of Dwelling Units or as the case may be i.e. LIG, MIG, HIG etc. <b>It needs to be planned with high rise structures to increase residential holding capacity of the city and to have resilience in development in consonance with the trends of neighboring states.</b>
3	<b>GENERAL PROPOSALS</b> <b>NO NEW PLOTTED DEVELOPMENT</b> There shall be no new plotted development in the city and only Group housing shall be allowed. The existing height restrictions in the first phase and second phase sectors shall continue to prevail to maintain the low rise character of these sectors. In the 3 rd phase sectors and in the residential pockets earmarked in the periphery, a minimum of four storeyed group housing shall be mandated unless otherwise specified in the Master Plan.	78	There shall be no new plotted development in the city and only Group housing shall be allowed. The <b>development</b> in the first phase sectors shall continue to prevail to maintain the low rise character. <b>In second phase, it is observed that there are several vacant pockets which are to be developed and they require attention for judicious planning to optimize land use and to accommodate parking under stilt or in basement within premises.</b> In the 3rd phase sectors and in the residential pockets earmarked in the periphery, a minimum of four storeyed group housing shall be mandated unless otherwise specified in the Master Plan. <b>The development of IT Habitat could not take place for high rise buildings, due to the reason stated in Ministry of Environment, Forest and Climate Change (Wildlife Division) letter dated 03/11/2022, communicated to CHB, that the development of high-rise buildings near the Sanctuary would lead to disturbance in the path of migratory birds and other implications. Due to above stated stipulation, the development of IT Habitat can be taken up as plotted/flatted towards effective development and optimum utilization of this land.</b>

## CHAPTER NO.7 : COMMERCIAL

Sr. No	Existing Sections of Chandigarh Master Plan 2031	Page No.	Suggested amendments in CMP-2031
1.	No increase in FAR & COVERAGE shall be allowed to commercial establishments since this will put additional pressure on the infrastructure and raise demand for augmenting parking spaces	115	To be removed.
2.	<p><b>RECOMMENDATION FOR DEVELOPMENT ALONG VIKAS MARG</b></p> <p>A detailed urban design proposal for the entire 7.2 km long Vikas Marg shall be undertaken which will integrate the existing ISBT Sector 43, the undeveloped sub city centre and the intercepting Leisure Valley on both sides of the road. At the terminal ends of the belts , Business Districts are proposed in Sector 47 and Sector 56 because of the existing Airport and the Second Fruit, Vegetable and Grain Market, Sector 39.</p>	127	<p>To meet with modern day needs and developmental trends of developed cities as suggested in reforms under Deregulation 1.0 of Government of India, the vacant and un-utilized pockets along Vikas Marg, in Sub-City centre Sec-43 and industrial area Phase III have been covered under Mixed Land Use as per following :-</p> <ol style="list-style-type: none"> <li>i. The MLU Corridor along Vikas Marg is extended by 1.5 km in length on south west side of Vikas Marg upto UT/Punjab Boundary where it joins PR-5 in Mohali, Punjab. This extension will be carved out of reserved area of Pocket No. 8.</li> <li>ii. Further, the 78 acres (approx.) vacant area of Sub City Centre 43 adjacent to above stated mixed land use corridor has also been taken under mixed land use.</li> <li>iii. Likewise, the available undeveloped area approximately <b>60 acres in Industrial Area Phase-III is also</b> proposed for mixed landuse.</li> </ol> <p>Thus the strategic increase of ~176 acres area will <b>enhance the total Mixed Land use component in the city from 252 acres (0.89%) to 428 acres (1.5%).</b></p> <p>Any other pocket which is part of 300ft wide corridor along Vikas Marg and is not counted in 252 acres shall also be governed by MLU parameters.</p>

## CHAPTER NO. 8: INDUSTRIAL

Sr.No	Existing Sections of Chandigarh Master Plan 2031	Page no.	Suggested amendments in CMP-2031
1.	<p><b>As per Section 8.3, Chapter 8, Development Controls, Chandigarh Master Plan 2031 -</b> The plots up to 2 Kanal are governed by architectural controls, and those above 2 Kanal were controlled by zoning. In 2000, an increase in FAR from 0.75 to 1.0 and a 10% increase in ground coverage from 50% to 60% for construction of cycle sheds was permitted to all industrial plots of up to one acre”</p>	136	<p>In 2000, an increase in FAR from 0.75 to 1.0 and a 10% increase in ground coverage from 50% to 60% for construction of cycle sheds was permitted to all industrial plots of up to one acre.</p> <p>The plots up to 2 Kanal, are not restricted to Architectural Controls and therefore, the owner/allottee has flexibility to choose between development norms as per Zoning clauses or Architectural Controls.</p> <p>(i) <b>Continuation under Architectural Controls</b> - In case the owner/allottee does not wish to avail of the enhanced FAR and intends to retain the existing structure/construction without any enhancement, they may continue with existing Architectural Controls with/upto 1.0 FAR only.</p> <p>(ii) <b>Migration to Zoning Framework</b> — In case the owner/allottee wishes to avail the higher FAR, it shall be mandatory for them to migrate to the Zoning framework. The development in such cases shall be governed entirely by the Zoning norms and the Architectural Controls shall cease to apply. Once exercised, the said option shall be irrevocable and the plot shall henceforth be permanently governed by the Zoning framework.</p>
2.	<p><b>8.5 INDUSTRIAL DEVELOPMENT- CUM- FACILITY CENTRE:(page-136)</b></p> <p><b>Residential area</b> No residential accommodation for the industrial workers was provided in the industrial area however undeveloped housing was provided in the adjoining residential sectors 29 and 30.</p>	136	<p>The residential component percentage in Industrial plots will be up to <b>5% of permissible FAR</b> for the plots up to 1 Acre. For plots beyond 1 Acre the residential component percentage will be <b>up to 2.5% of the permissible FAR</b> subject to the following conditions:</p>

			<p>(i) The said component shall be utilized exclusively for construction of rooms /dormitories along with common utilities for Industrial Workers/ Labourers/ Watch &amp; Ward staff only. No subletting, renting, leasing, guest house activity, separate Dwelling Unit or any other commercial use whatsoever shall be permitted for this component.</p> <p>(ii) The Engineering Department, U.T. Chandigarh and Chandigarh Municipal Corporation shall augment the existing physical infrastructure of Industrial Area Phase I and Phase II to commensurate with the increased development load due to this component.</p>
3.	<p><b>8.8 DEVELOPMENT OF INDUSTRIAL AREA</b>  Land for Industrial Area Phase-III was acquired in the year 2003. Detailed planning of phase III of the industrial area was undertaken. The layout Plan of industrial area Phase-III is shown below. 45acres in the layout plan has been earmarked for warehousing, 10 acres for CITCO, SAIL stock depots, 36.44 acre as reserved/open spaces and 14.65 acre for plotted development. 43.97 acres is allocated for roads and parking. The development of the physical infrastructure is in progress.</p> <p>Plan-04, Industrial Area Phase-III (<b>Page No.141</b>)</p>	141	<p><b>Industrial Area Phase - III</b>  The Land for Industrial Area Phase-III was acquired in the year 2003. The area of Industrial Area Phase- III is 153 acres. The area earlier earmarked for warehousing measuring 45 acres, CITCO, SAIL stock depots 10 acres and reserved pockets ~5 acres (approx.) lying vacant/unutilized shall be developed as <b>mixed land use</b> area with residential, commercial, institutional, cultural, recreational etc. to meet Deregulation 1.0 Reforms of Govt. of India to boost development in Industrial Area Phase-III. The road widths and utility network shall be re-planned/ augmented to optimally meet the functional requirements of the area in a phased and demand driven manner. The re-planning of Industrial Area Phase-III shall be taken up for mixed land use.</p> <p>Development parameters/regulations shall be governed by Building Rules notified from time to time</p> <p>To be omitted.</p>

4.	<p><b>Part of Section 8.10 - MASTER PLAN PROPOSALS FOR INDUSTRIAL AREA PHASE I, II &amp; III</b></p> <p>NO FURTHER INCREASE IN FAR FOR THE EXISTING INDUSTRIAL PLOTS The Industrial Associations' demand for an FAR of 2 in view of the shortage of space being experienced shall not be acceded to prevent further strain on the inadequate infrastructure</p>	145	<p>To reduce land loss in industrial plots of Industrial Area Phase I and Phase II , the <b>FAR shall be enhanced to 2.0</b> Ground Coverage to 60% and Maximum Height to 68' - 3" for plots up to 2 Kanal and shall be governed by zoning parameters for availing higher FAR. The recommended height shall be availed for Industrial Buildings only and not on ancillary structures/uses. For plots above 2 Kanal category also the FAR of 2.0 and ground coverage of 60% will be permissible. Height and other parameters shall be as per earlier permissibility for this category.</p> <p>The Engineering Department, U.T. Chandigarh and Chandigarh Municipal Corporation shall undertake augmentation of the existing trunk infrastructure of Industrial Area Phase-I and Phase-II to commensurate with the increased development load in phased manner. The said augmentation shall encompass sewer pipelines, water pipelines, electricity network, effluent treatment plants, waste collection systems, road width and public parking etc.</p>
5.	<p><b>Part of Section 8.10 - REVIEW OF MARLA INDUSTRIAL PLOTS GOVERNED BY ARCHITECTURAL CONTROLS</b></p> <p>The architectural controls of plots size 5 marla to 15 marla shall be reviewed to better utilize the area and to address modern day requirements. While framing such a policy, the overall architectural vision and the ethos of Chandigarh will have to be kept in mind, particularly the recommendations of the Expert Heritage Committee. Under no circumstances any concession should be given in an adhoc /piecemeal manner. Uniformity and equity be ensured in the whole process.</p>	146	<p>The plots up to 2 Kanals (5-15 marla) are not restricted to Architectural Controls which was earlier limiting development and ease to take up desired activities by Industrialists. The owner/allottee is allowed the flexibility to choose between development norms as per Zoning or Architectural Controls.</p> <p>Industrial Area is meant for manufacturing/ Industrial uses, where focus should be on better utilization of space. Further, with time, most stakeholders are expected to prefer zoning regulations for more covered area/ flexibility in design, which would eventually result in uniformity</p>

			in streetscape. This will result for provision of more parking spaces within the plot area. It has been carried out after due consent of CHCC and MHA, GoI.
6.	<p><b>ADDITIONAL ACTIVITIES TO BE PERMITTED IN THE INDUSTRIAL AREA:</b></p> <p>With regard to issue of expanding the list of activities permitted to plot holders in the industrial estates, the UT Administration may consider this matter appropriately in future and decide upon policy relating to any additional activity on its own or with the approval of Central Government and after taking into account relevant issues relating to traffic circulation, availability of civic infrastructure in the area etc. Industrial plots should be used to develop and run the industries and for no other purposes. This is done to meet the demand of those who want to establish and run the industries.</p>	<b>147</b>	Wherever definition of Industry is mentioned in CMP 2031, it shall be read as industry as defined in the Estate Rules.
7.	<p><b>CONCEPT OF FLATTED FACTORIES</b></p> <p>With a view to optimize on the limited vacant land, concept of flatted factories shall be introduced for small scale / service industries in the third phase of the industrial area and in the area yet to be allotted in industrial area phase I and II in place of plotted development.</p>	<b>148</b>	The development parameters of FAR, Ground Coverage, Height etc. for 14.65 acres area to accommodate high rise industry shall be as per Building Bye-Laws notified by the Administration.

## CHAPTER NO. 09: SOCIAL INFRASTRUCTURE AND OFFICE COMPLEXES (Education Section)

S.No.	Sections of Chandigarh Master Plan 2031	Page no.	Remarks/ Suggested Clauses
1.	<p><b>No additional FAR</b></p> <p>No additional FAR shall be allowed to educational institutes However additional land can be allotted to educational institutes.</p>	<b>156</b>	<p>It is observed that despite the even distribution of educational facilities in every sector, the city is currently witnessing a significant infrastructure deficit within schools and colleges due to lack of classrooms and essential co-curricular facilities. This shortage is primarily due to scanty Ground Coverage of 20% and low Floor Area Ratio of 0.75 (0.5 for Education and 0.25 for Hostel and multipurpose sports hall) due to which more land allocation is required to meet the increasing demands. City is already facing scarcity of land as Phase-I &amp; II are almost exhausted for provision of such facility. Therefore, the parameters of FAR, Ground Coverage &amp; Height for educational institutes in Phase II, III &amp; Periphery is required to be enhanced viz-a-viz provided in neighbouring states towards optimum utilization of land and for accommodating more students and modern day facilities. It shall be as per building bye-laws. These changes shall not be applicable on Phase-I.</p>

**No additional height**

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. No additional height shall be allowed.

**No additional height for Phase-I**

In order to maintain low rise character of the Phase-I, the public, government and commercial buildings should continue to observe the height restrictions prescribed in the architectural controls and zoning regulations. No additional height shall be allowed.

## CHAPTER NO. 15: MANIMAJRA

S.No	Sections of Chandigarh Master Plan 2031	Page no.	Remarks/ Suggested Clauses
1	<p><b>Pocket no 6 Landuse - commercial &amp; residential</b></p> <ul style="list-style-type: none"><li>● The density of this pocket is proposed as 175 persons per acre. Further in view of the three storeyed development of Shivalik Enclave, housing board scheme in Sector 18, Panchkula which are in close vicinity of Pocket 6, the height of the buildings should be restricted to maximum of four floors.</li></ul>	405	<ul style="list-style-type: none"><li>● Due to dense development in vicinity of that of Mauli Jagran and Shivalik Enclave, housing board scheme in Sector 18, Panchkula. This pocket is recommended to be taken up for development with <b>Stilt + 5 floors , so as to limit the development, keeping in mind the congested development in the immediate vicinity. The Zoning Plan shall be prepared by the Deptt. Of Urban Planning keeping in view the above stated provisions.</b></li></ul>

## CHAPTER NO. 16: DEVELOPMENT CONTROLS AND REGULATIONS

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1.	<p><b>Institutional Area: Sarangpur</b></p> <p>In the institutional pockets in Sarangpur (except Educity), in village Dhanas and near Manimajra shall be developed with low density and low rise buildings with the following parameters:-</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Parameters</th> <th>Norms</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Maximum Ground Coverage</td> <td>20%</td> </tr> <tr> <td>2.</td> <td>Maximum FAR</td> <td>0.5 (mis-printed as FAR as per already approved Zoning Plan is 1.25).</td> </tr> <tr> <td>3.</td> <td>Maximum Height</td> <td>36'-0"</td> </tr> <tr> <td>4.</td> <td>Maximum no. of storey</td> <td>3</td> </tr> <tr> <td>5.</td> <td>Parking Norms</td> <td>4 ECS for 100 sq. mts. of covered area. Surface parking- Minimum 20% of the site area.</td> </tr> </tbody> </table>	Sr. No.	Parameters	Norms	1.	Maximum Ground Coverage	20%	2.	Maximum FAR	0.5 (mis-printed as FAR as per already approved Zoning Plan is 1.25).	3.	Maximum Height	36'-0"	4.	Maximum no. of storey	3	5.	Parking Norms	4 ECS for 100 sq. mts. of covered area. Surface parking- Minimum 20% of the site area.	414	<p><b>Institutional Area: Sarangpur</b></p> <p>In the institutional pockets in Sarangpur (except Educity), in village Dhanas and near Manimajra shall be developed with the following parameters:-</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Parameters</th> <th>Norms</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Maximum Ground Coverage</td> <td>Upto 40%</td> </tr> <tr> <td>2.</td> <td>Maximum FAR</td> <td>2.5</td> </tr> <tr> <td>3.</td> <td>Maximum Height</td> <td>30 m (98'-5")</td> </tr> <tr> <td>4.</td> <td>Maximum no. of storey</td> <td>Subject to permissible Height &amp; FAR.</td> </tr> <tr> <td>5.</td> <td>Parking Norms</td> <td>2 ECS for 100 sq. mts. of covered area.</td> </tr> </tbody> </table> <p><i>Note: The Ground Coverage is proposed up to 40% to ensure adequate design flexibility. Although, it is recommended that the Ground Coverage be kept on the higher side from the structural safety perspective, considering that Chandigarh falls under Seismic Zone-IV.</i></p>	Sr. No.	Parameters	Norms	1.	Maximum Ground Coverage	Upto 40%	2.	Maximum FAR	2.5	3.	Maximum Height	30 m (98'-5")	4.	Maximum no. of storey	Subject to permissible Height & FAR.	5.	Parking Norms	2 ECS for 100 sq. mts. of covered area.
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2	<p data-bbox="271 220 1104 256"><b>B .Group Housing Scheme in Sectoral Grid</b></p> <table border="1" data-bbox="279 289 1171 867"> <thead> <tr> <th data-bbox="279 289 400 321">Sr. no.</th> <th data-bbox="400 289 634 321">Parameter</th> <th colspan="2" data-bbox="634 289 1171 321">Norms</th> </tr> </thead> <tbody> <tr> <td data-bbox="279 321 400 354">1.</td> <td data-bbox="400 321 634 354">Minimum area of site</td> <td colspan="2" data-bbox="634 321 1171 354">1 acre</td> </tr> <tr> <td data-bbox="279 354 400 386">2</td> <td data-bbox="400 354 634 386">Maximum Ground coverage</td> <td colspan="2" data-bbox="634 354 1171 386">40% of plot area.</td> </tr> <tr> <td data-bbox="279 386 400 418">3</td> <td data-bbox="400 386 634 418">Maximum FAR *</td> <td colspan="2" data-bbox="634 386 1171 418">1.2</td> </tr> <tr> <td data-bbox="279 418 400 451">4</td> <td data-bbox="400 418 634 451">Maximum Height</td> <td colspan="2" data-bbox="634 418 1171 451">46'-9" inclusive of parapet of 3'-9"</td> </tr> <tr> <td data-bbox="279 451 400 483">5</td> <td data-bbox="400 451 634 483">Maximum No. of Storeys</td> <td colspan="2" data-bbox="634 451 1171 483">4 Nos.</td> </tr> <tr> <td data-bbox="279 483 400 516">6</td> <td data-bbox="400 483 634 516">Boundary walls</td> <td colspan="2" data-bbox="634 483 1171 516">Specification and design as shown in Drawing Number 1 &amp; 2, Job No. 2507, prepared by Department of Urban Planning, U.T. 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Gen set 7 &amp; screen wall to enclose</td> </tr> </tbody> </table> <p data-bbox="279 873 1171 928"><b>Note*:</b> In the case of Group Co-operative House Building Societies Schemes, area under stilts with height of 7'-6" from floor to the soffit of the beam shall be permitted for parking which shall not be counted towards FAR, subject to the condition that this additional area shall not be sub divided/enclosed and utilized for increasing the number/area of the dwelling units.</p>	Sr. no.	Parameter	Norms		1.	Minimum area of site	1 acre		2	Maximum Ground coverage	40% of plot area.		3	Maximum FAR *	1.2		4	Maximum Height	46'-9" inclusive of parapet of 3'-9"		5	Maximum No. of Storeys	4 Nos.		6	Boundary walls	Specification and design as shown in Drawing Number 1 & 2, Job No. 2507, prepared by Department of Urban Planning, U.T. 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Gen set &amp; screen wall to enclose services etc.</td> </tr> </tbody> </table> <p data-bbox="1387 935 2548 1057"><b>Note*:</b> In the case of Group Co-operative House Building Societies Schemes, area under stilts with clear height of 7' -6" from floor to the soffit of the beam shall be permitted for parking which shall not be counted towards FAR, subject to the condition that this additional area shall not be sub divided/enclosed and utilized for increasing the number/area of the dwelling units.</p> <p data-bbox="1387 1065 2548 1122"><b>** For Phase II sectors the stilt shall be exempted from the height (as prescribed in Building Rules) to address the increasing parking demands and to facilitate parking within premises.</b></p> <p data-bbox="1387 1130 2548 1187"><b>In Phase-III and Periphery permissible height is sufficient to accommodate stilt. Therefore, it shall be counted within permissible height as prescribed in Building Rules from time to time.</b></p>	S. No.	Parameters	Norms		Phase-II	Phase-III	1.	Minimum area of site	1 acre	3 acres	2.	Maximum Ground Coverage	Upto 40%	Upto 40%	3.	Maximum FAR	As per Zoning	3.0	4.	Maximum Height	As per Zoning	30.0 m (98'-5")	5.	No. of Storey	Stilt + 4**	Minimum 4	6.	Boundary Walls	Specification and design as shown in drawing No. 1 & 2, Job No. 2507, prepared by Deptt. Of Urban planning, UT, Chandigarh.		7.	Parking	Governed by Building Rules.		8.	Community Facilities	2.5% of total FAR availed		9.	Organized green parks	a. 15% of total site area. b. Minimum size 600 sq. Yds. c. Width not less than 45'-0".		10.	Services	Height upto 3.0 meters shall be allowed for services like water tank, solar system, air cooling tower. Gen set & screen wall to enclose services etc.	
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10	Community facilities	Floor area upto 2.5% of the area of the site.																																																																																																			
11	Organized green Parks	a) 15% of total site area. b) Minimum size 600 sq. yds. c) Width not less than 45'-0".																																																																																																			
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**3. C. Integrated Residential Housing Scheme  
outside the sectoral grid**

**420**

Sr. no.	Parameter	Norms
1.	Definition of Integrated Housing	Campus having population of 6250 persons approximately (4.5 persons per dwelling unit) shall be termed as Integrated Housing.
2.	Minimum area requirement	25 acre
3.	Maximum Ground coverage	40% of plot area.
4.	Maximum FAR	2.0
5.	Maximum Height	62'-3" upto top of the parapet except any exemption granted by Chandigarh Administration specifically.
6.	Maximum limits of Commercial area	For commercial area, permissible ground coverage shall be 30% of the total plot area, FAR 2 and height upto 62'-3" upto parapet level. Upto 2.5% of the entire area of the site can be allowed for commercial use to meet day to day requirements of the residents living in the integrated scheme.

The development parameters/norms of Residential Group Housing in periphery are to be comprehensively reviewed by the Chandigarh Administration for Mixed Land Use/ Transit Oriented Development & Industrial Area Phase -III after due study and analysis. Accordingly, the parameters shall be notified in Building Rules.

Sr. No	Existing Sections of Chandigarh Master Plan 2031	Page No.	Suggested amendments in CMP-2031															
4.	<p><b>2. Commercial Table of Hotel</b></p> <table border="1" data-bbox="284 391 916 824"> <thead> <tr> <th>Sr. No.</th> <th>Parameters</th> <th>Norms</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Max. Ground Coverage</td> <td>35%</td> </tr> <tr> <td>2.</td> <td>Max. FAR</td> <td>1.5</td> </tr> <tr> <td>3.</td> <td>Max. Height</td> <td>60'-9" (18.52 mtrs.)</td> </tr> <tr> <td>4.</td> <td>Parking requirements</td> <td> <ul style="list-style-type: none"> <li>• 1 ECS for every 3 bed rooms in Hotel.</li> <li>• For entire commercial area including restaurant, banquet, conference hall, commercial sites etc., 4 ECS per 100 sq. mtrs. of built up area under commercial use.</li> <li>• For rest of the area, 2 ECS per 100 sq. mtrs. of built up area</li> </ul> </td> </tr> </tbody> </table>	Sr. No.	Parameters	Norms	1.	Max. Ground Coverage	35%	2.	Max. FAR	1.5	3.	Max. Height	60'-9" (18.52 mtrs.)	4.	Parking requirements	<ul style="list-style-type: none"> <li>• 1 ECS for every 3 bed rooms in Hotel.</li> <li>• For entire commercial area including restaurant, banquet, conference hall, commercial sites etc., 4 ECS per 100 sq. mtrs. of built up area under commercial use.</li> <li>• For rest of the area, 2 ECS per 100 sq. mtrs. of built up area</li> </ul>	437	<p>Deleted.</p> <p>Development parameters/regulations shall be governed by Building Rules notified from time to time.</p>
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S.No	Sections of Chandigarh Master Plan 2031	Page no.	Remarks/ Suggested Clauses																														
7.	<p><b>4.Institutional</b></p> <p><b>C) Educational Institutes:-</b></p> <p><b>Educity:-</b>There shall be following volumetric Controls for the construction of educational buildings in Education city in Chandigarh.</p> <table border="1" data-bbox="279 659 1131 1219"> <thead> <tr> <th>Sr. No</th> <th>Parameters</th> <th>Norms</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Maximum Ground coverage</td> <td>40%</td> </tr> <tr> <td>2.</td> <td>Maximum FAR</td> <td>1.5</td> </tr> <tr> <td>3.</td> <td>Maximum Height</td> <td>57'-6" upto top of parapet.</td> </tr> </tbody> </table>	Sr. No	Parameters	Norms	1.	Maximum Ground coverage	40%	2.	Maximum FAR	1.5	3.	Maximum Height	57'-6" upto top of parapet.	446	<p>Table is to be replaced with following parameters/norms.</p> <p><b>Educity (part of Sarangpur Institutional area)</b></p> <table border="1" data-bbox="1400 634 2435 1279"> <thead> <tr> <th>Sr. No.</th> <th>Parameters</th> <th>Norms</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Maximum Ground Coverage</td> <td>Upto 40%</td> </tr> <tr> <td>2.</td> <td>Maximum FAR</td> <td>2.5</td> </tr> <tr> <td>3.</td> <td>Maximum height</td> <td>30.0m. (98'-5")</td> </tr> <tr> <td>4.</td> <td>No. of Floors</td> <td>Subject to permissible Height &amp; FAR.</td> </tr> <tr> <td>5.</td> <td>Parking Norms</td> <td>2 ECS for 100 sq. mts. of covered area.</td> </tr> </tbody> </table> <p><i>Note: The Ground Coverage is proposed up to 40% to ensure adequate design flexibility. Although, it is recommended that the Ground Coverage be kept on the higher side from the structural safety perspective, considering that Chandigarh falls under Seismic Zone-IV</i></p>	Sr. No.	Parameters	Norms	1.	Maximum Ground Coverage	Upto 40%	2.	Maximum FAR	2.5	3.	Maximum height	30.0m. (98'-5")	4.	No. of Floors	Subject to permissible Height & FAR.	5.	Parking Norms	2 ECS for 100 sq. mts. of covered area.
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**4. Institutional**

**8. Other Educational/Academic sites:**

(a) **Volumetric Controls:-** The following volumetric controls shall be applicable on all the educational/academic sites in the Sectoral Grid of Chandigarh

Sr.No.	Parameters	Norms	Condition
1.	Maximum Ground coverage	15% to 25%	
2.	Maximum FSI	0.25 to 0.5 (subject to the prescribed payment)	
3.	Maximum Height	48'-9"	
4.	Maximum No. of floors	4	
5.	Height of boundary wall	Upto 5'-11 ½" (solid) + 3'-0" (railing)	
6.	Parking Requirement	20% of the total plot area.	
7.	Gates and wicket gates	<ul style="list-style-type: none"> <li>Two main gates and two wicket gates in school building shall be allowed.</li> </ul>	<ul style="list-style-type: none"> <li>Their location will be determined by the Department of Urban Planning, Chandigarh Administration on Zoning consideration.</li> </ul>
8.	Multipurpose sports hall in school sites	<ul style="list-style-type: none"> <li>Multipurpose sports hall of International Standard (minimum size of 44 m x 22 m) shall be allowed over and above the permissible ground coverage and FAR.</li> </ul>	<ul style="list-style-type: none"> <li>which have out-door facilities to cater to the size of the football ground, area as per norms, for parking and fire tender movement and still have sufficient open space</li> </ul>
9.	Security Cabin/check post	<ul style="list-style-type: none"> <li>Maximum size of security cabin/check post shall be 14 sqm. On every entry and exit</li> <li>Area of the security cabin/check post shall be free of FAR.</li> </ul>	

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S.N.	Parameters	Norms for Phase II, III & Periphery	
		School	College
1.	Maximum Ground Coverage	Upto 40%	Upto 40%
2.	Maximum FAR	1.5 (with hostel facility max. 25% of the permissible FAR).	2.0 (with hostel facility max. 25% of the permissible FAR).
3.	Maximum Height	17.52 m (57'-6")	25.48m(83'-7") Hostel-22.63m(74'-3")
4.	Maximum No. of Floors	Subject to permissible Height & FAR.	
5.	Height of Boundary Walls	Up to 5'-11" (solid) + 3'-0" (railing)	
6	Parking Requirements	Primary School: 0.75 ECS for 100 sq. mts. of covered area. Secondary/High School: 1 ECS for 100 sq. mts. of covered area.	2 ECS for 100 sq. mts. of covered area.
7.	Gates and wicket Gate	Two main gates and two wicket gates in site shall be allowed as per Zoning.	
8.	Multipurpose sports hall in school sites	Multipurpose hall of International Standard (minimum size of 44 m X 22 m) shall be allowed within the permissible ground coverage and FAR.	
9.	Security Cabin/ Check-post	Maximum size of security cabin/check post shall be 14 sqm. on every entry and exit. However, for sites having narrow frontage/ front setback and limited site area, the maximum size of security cabin/check post shall be 10 sqm. Area of the security cabin/check post shall be free of FAR.	

*Note: The Ground Coverage is proposed up to 40% to ensure adequate design flexibility. Although, it is recommended that the Ground Coverage be kept on the higher side from the structural safety perspective, considering that Chandigarh falls under Seismic Zone-IV.*

S.No	Sections of Chandigarh Master Plan 2031	Page no.	Remarks/ Suggested Clauses																																									
9.	<p><b>4. Institutional:</b></p> <p><b>(C) Cultural and other Non-Academic Institutional sites:</b> The following volumetric controls shall be applicable on all the cultural and other non-academic institutional sites in Sectoral Grid of Chandigarh:-</p> <table border="1" data-bbox="290 623 1166 971"> <thead> <tr> <th>Sr. No.</th> <th>Parameters</th> <th>Norms</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Maximum Ground coverage</td> <td>40%</td> </tr> <tr> <td>2.</td> <td>Maximum FSI</td> <td>1.25</td> </tr> <tr> <td>3.</td> <td>Maximum Height</td> <td>48'-9"</td> </tr> <tr> <td>4.</td> <td>Maximum No. of floors</td> <td>4</td> </tr> </tbody> </table>	Sr. No.	Parameters	Norms	1.	Maximum Ground coverage	40%	2.	Maximum FSI	1.25	3.	Maximum Height	48'-9"	4.	Maximum No. of floors	4	448	<p>Table is to be replaced with following parameters/norms.</p> <table border="1" data-bbox="1397 441 2424 1224"> <thead> <tr> <th rowspan="2">Sr. No.</th> <th rowspan="2">Parameters</th> <th colspan="2">Norms</th> </tr> <tr> <th>Phase I</th> <th>Phase II, III &amp; Periphery</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Maximum Ground Coverage</td> <td>Upto 40%</td> <td>Upto 40%</td> </tr> <tr> <td>2.</td> <td>Maximum FAR</td> <td>1.25</td> <td>2.0</td> </tr> <tr> <td>3.</td> <td>Maximum height</td> <td>14.86 m (48'9")</td> <td>22.63 m. (74'-3")</td> </tr> <tr> <td>4.</td> <td>Maximum No. of Floors</td> <td colspan="2">Subject to permissible Height &amp; FAR.</td> </tr> <tr> <td>5.</td> <td>Parking Norms</td> <td colspan="2">2 ECS for 100 sq. mts. of covered area.</td> </tr> </tbody> </table> <p><i>Note: The Ground Coverage is proposed up to 40% to ensure adequate design flexibility. Although, it is recommended that the Ground Coverage be kept on the higher side from the structural safety perspective, considering that Chandigarh falls under Seismic Zone-IV.</i></p>	Sr. No.	Parameters	Norms		Phase I	Phase II, III & Periphery	1.	Maximum Ground Coverage	Upto 40%	Upto 40%	2.	Maximum FAR	1.25	2.0	3.	Maximum height	14.86 m (48'9")	22.63 m. (74'-3")	4.	Maximum No. of Floors	Subject to permissible Height & FAR.		5.	Parking Norms	2 ECS for 100 sq. mts. of covered area.	
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**10. 4.Institutional:**  
**(D) Religious Sites:-** The following volumetric Controls shall be applicable on all the religious sites in sectoral grid of Chandigarh:-

Sr. No.	Parameters	Norms
1.	Maximum Ground coverage	40%
2.	Maximum FSI	1.00
3.	Maximum Height	36'-0"
4.	Maximum Number of floors	3

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Table is to be replaced with following parameters/norms.

Sr. No.	Parameters	Norms	
		Phase I	Phase II, III & Periphery
1.	Maximum Ground Coverage	Upto 40%	Upto 40%
2.	Maximum FAR	1.00	1.2
3.	Maximum height	10.97m (36'-0")	14.86 m (48'-9")
4.	Maximum No. of Floors	Subject to permissible Height & FAR.	
5.	Parking Norms	1 ECS for 100 sq. mts. of covered area.	

*Note: The Ground Coverage is proposed up to 40% to ensure adequate design flexibility. Although, it is recommended that the Ground Coverage be kept on the higher side from the structural safety perspective, considering that Chandigarh falls under Seismic Zone-IV.*

S.No	Sections of Chandigarh Master Plan 2031	Page no.	Remarks/ Suggested Clauses																																									
11.	<p><b>4.Institutional</b></p> <p><b>(E) Integrated Hostel Sites:-</b> The following volumetric controls shall be applicable on all the Integrated Hostels sites in sectoral grid of Chandigarh.</p> <table border="1" data-bbox="282 532 1123 816"> <thead> <tr> <th>Sr. No.</th> <th>Parameters</th> <th>Norms</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Maximum Ground coverage</td> <td>40%</td> </tr> <tr> <td>2.</td> <td>Maximum FSI</td> <td>1.25</td> </tr> <tr> <td>3.</td> <td>Maximum Height</td> <td>48'-9"</td> </tr> <tr> <td>4.</td> <td>Maximum No. of floors</td> <td>4</td> </tr> </tbody> </table>	Sr. No.	Parameters	Norms	1.	Maximum Ground coverage	40%	2.	Maximum FSI	1.25	3.	Maximum Height	48'-9"	4.	Maximum No. of floors	4	449	<p>Integrated Hostel Sites is to be replaced with Stand Alone Hostel Sites and table is to be replaced with following parameters/norms. Hostel Site (Standalone)</p> <table border="1" data-bbox="1400 399 2413 938"> <thead> <tr> <th rowspan="2">Sr. No.</th> <th rowspan="2">Parameters</th> <th colspan="2">Norms</th> </tr> <tr> <th>Phase I</th> <th>Phase II, III &amp; Periphery</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Maximum Ground Coverage</td> <td>Upto 40%</td> <td>Upto 40%</td> </tr> <tr> <td>2.</td> <td>Maximum FAR</td> <td>1.25</td> <td>2.0</td> </tr> <tr> <td>3.</td> <td>Maximum height</td> <td>14.86m((4 8'-9")</td> <td>22.63m (74'-3")</td> </tr> <tr> <td>4.</td> <td>Maximum No. of Floors</td> <td colspan="2">Subject to permissible Height &amp; FAR.</td> </tr> <tr> <td>5.</td> <td>Parking Norms</td> <td colspan="2">1.8 ECS for 100 sq. mts. of covered area.</td> </tr> </tbody> </table> <p><i>Note: The Ground Coverage is proposed up to 40% to ensure adequate design flexibility. Although, it is recommended that the Ground Coverage be kept on the higher side from the structural safety perspective, considering that Chandigarh falls under Seismic Zone-IV.</i></p> <p>(H) The Development parameters/regulations for Public/ Semi Public use such as Dispensary,Nursing Home, Police Post, Police Station, Community Center/Janj Ghar, Hospital,Fire Station are to be governed as defined in Building Bye laws.</p>	Sr. No.	Parameters	Norms		Phase I	Phase II, III & Periphery	1.	Maximum Ground Coverage	Upto 40%	Upto 40%	2.	Maximum FAR	1.25	2.0	3.	Maximum height	14.86m((4 8'-9")	22.63m (74'-3")	4.	Maximum No. of Floors	Subject to permissible Height & FAR.		5.	Parking Norms	1.8 ECS for 100 sq. mts. of covered area.	
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