From
The Finance Secretary-cum-Chief Administrator,
Union Territory, Chandigarh.

To
The Chairman,
Chandigarh Housing Board,
Chandigarh.

Memo No.33/3/115-UTFI(4)-2018/ 446
Dated, Chandigarh the 8/1/19

Subject: Approval of Additional Need Based Changes recommended by the Committee of Chandigarh Housing Board for Need Based Changes.

Reference on the subject noted above.

2. The recommendations made by the Committee of Chandigarh Housing Board for need based changes which are duly approved as agenda item No.413.2.1 in the Board’s 413th meeting held on 05.10.2018, have been examined by this Administration, in consultation with the Chief Architect, Department of Urban Planning, Chandigarh Administration. In view of the recommendations of Chandigarh Housing Board and advice of Chief Architect, U.T, Chandigarh made vide his memo No.-Arch-2018/12596, dated 19.12.2018, the following need based changes are hereby allowed for Chandigarh Housing Board Dwelling Units, in relaxation of Chandigarh Building Rules (Urban), 2017 to that extent:-

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Need based changes conveyed by Chandigarh Housing Board.</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Balconies projecting 914mm (3 feet) along the entire width of the courtyard on the front and back wherever not provided originally, dovetailed well with the main building so as to be structurally safe, is allowed only when all apartment owners in a building agree to execute it together subject to the condition that Certificate of structural stability on standard proforma of CHB from a structural engineer on the panel of Chandigarh Administration shall be furnished to CHB.</td>
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<td></td>
<td>This provision shall be allowed in the entire width of the courtyard on the front and rear side wherever not provided subject to structural stability and consent of the owner. Wherever, privacy of the adjoining DU is affected, the curtailed width of the balcony allowed and the allottees shall avail lesser length of balcony. No such balcony will be allowed on the façade where balcony/verandah is already provided as per the original design of CHB. However, this provision shall be allowed subject to payment of prescribed charges to be decided by CHB. The allottee should mark this additional provision on the relevant standard drawings of the CHB and submit with the CHB’s office for reference and record.</td>
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</tbody>
</table>

Further, wherever the balcony has already been constructed by the
residents along the entire façade exceeding the width of the courtyard as per the previous orders dated 23.03.2010/18.02.2016 are allowed to retain the same by depositing a fee of Rs 10,000/- (Rupees ten thousand only) per balcony.

2. 457mm (1 1/2 feet) projections may be constructed over windows and doors extending upto 152mm (6 inches) on both sides of the door or window length as per the standard design posted on the web page of Chandigarh Housing Board on the official portal of Chandigarh Administration at 'www.chandigarh.gov.in'. The standard drawing can be downloaded from the web on payment of standard fee or the same can also be collected from CHB on payment of standard fee. Further, the allottees, who have already provided or wish to provide chhajjas over balconies, which are not as per standard design and material (such as chhajja made in fiber glass), are allowed to retain/provide the same subject to the condition that the projection shall not be more than 1'-6" from the face of wall and a fee of Rs 5000/- (Rupees five thousand only) per D.U. The projections should not be on the Government land.

3. Additional windows are allowed to be cut in the end walls of the corner DUs only as per sizes and locations indicated in the two dimensional drawings posted on the web page of Chandigarh Housing Board on the official portal of Chandigarh Administration at 'www.chandigarh.gov.in'. The standard drawing can be downloaded from the web on payment of standard fee or the same can also be collected from CHB on payment of standard fee.

4. Existing windows are allowed to be increased in size by removing bricks beneath them and lowering the member upto 4 inches above floor level. The lowering of cill of existing windows is allowed upto 4 inches above the floor level.

5. Additional construction is allowed only to the extent provided for in the Type wise two dimensional drawings, which are available on the web page of Chandigarh Housing Board on the official portal of Chandigarh Administration, upon payment of prescribed charges.

457 mm (1'-6") projections may be constructed over windows and doors extending upto 152 mm (6") on both sides of the door and window as per the standard design already posted on the web page on CHB. Further, if the allottees have already constructed chhajjas over doors and windows or want to construct the same, which are not as per standard design and material are allowed to retain/provide the same subject to condition that the projections shall not be more than 1'-6" from the face of the wall with payment of prescribed charges. Further, these projections will not erected on the govt. land.

Additional windows are allowed to be provided in the end walls of the corner dwelling units only as per the sizes and location indicated in the two dimensional drawings posted on the webpage on the Chandigarh Housing Board.
Administration at ‘www.chandigarh.gov.in’. The standard drawing can be downloaded from the web on payment of standard fee or the same can also be collected from CHB on payment of standard fee. The same is allowed subject to mutual consent of all the allottees i.e. ground floor, first floor, second floor, third floor etc. of the block and also allottee of the adjoining floor having a common wall. Prior to the commencement of the construction, the allottees are required to deposit fee @ Rs 200/- (Rupees two hundred only) per Sq. ft. for additional coverage. Further, the same is allowed subject to the certificate of structural stability on standard proforma of CHB from the Structural Engineer on the panel of Chandigarh Administration.

| 6. | 115mm (4½ inch) walls inside the apartments may be removed in case the owner intend to consolidate spaces. Walls thicker than this being load bearing shall not be demolished. |
| 7. | Provision of grill/glazing in the verandah/balcony is allowed subject to the following conditions: - |
| | (a) A continuous minimum area of 1.22 mtr. X 1.22 mtr. (4' X 4') must be openable for rescue operation in case of fire. |
| | (b) Deposit of a fee of Rs 10,000/- (Rupees ten thousand only) per balcony in case of provision of grill. |
| | (c) Deposit of a fee of Rs 25,000/- (Rupees twenty five thousand only) per balcony in case glazing of the balcony as provision of glazing amounts to additional habitable covered area. |
| | (d) Clearance from the Chief Fire Officer, MC, Chandigarh. |

However, the same shall be allowed subject to mutual consent of all the allottees i.e. ground floor, second floor, third floor of the block and allottee of the adjoining floor having a common wall subject to submission of certificate of structural stability on standard proforma of CHB from the Structural Engineer on the panel of Chandigarh Administration. For the purpose of this, a block is defined as all the dwelling unit, which is accessed by the common staircase.

| 6. | 115mm (4½ inch) walls inside the apartments may be removed in case the owner intend to consolidate spaces. Walls thicker than this being load bearing shall not be demolished. |
| 7. | Provision of grill/glazing in the verandah/balcony is allowed subject to the following conditions: - |
| | (a) A continuous minimum area of 1.22 mtr. X 1.22 mtr. (4' X 4') must be openable for rescue operation in case of fire. |
| | (b) On the payment of prescribed charges. |
| | (c) Clearance from the Chief Fire Officer, U.T., Chandigarh. |

<p>| 8. | To attend to services such as tanks, solar water heating systems and dish antennas, 1 meter X 1 meter (39 inch X 39 inch) cut out is allowed to be made in |
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<td>9.</td>
<td>Width of main gate is allowed to be increased to 3660mm (12 feet) and height to 1820mm (6 feet). Grill for security may be installed on existing boundary wall so that its top matches with that of the gate. Width of main gate is allowed to be increased to 3660mm (12 feet) and height upto 1820mm (6 feet). Grill for security may be installed on existing boundary wall so that top level of the grill matches with that of the gate.</td>
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<td>10.</td>
<td>If all apartments owner of a block agree they may jointly carry out treatment of outer surface of building by way of pointing and cement paint/enamel. For the purpose of this, a block is defined as all the dwelling units, which are accessed by the common staircase. Treatment of outer surface of building by way of pointing and cement paint shall be allowed subject to mutual consent of the owners on all floors in a block. For the purpose of this, a block is defined as all the dwelling unit, which is accessed by the common staircase.</td>
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<td>11.</td>
<td>Car porch with steel pipe frame and polycarbonate sheeting/fiber glass with transparency may be installed only upto and within the boundary wall and having mean average height upto 7'-6&quot;. Temporary car shed with steel pipe frame and polycarbonate sheet/fiber glass cover with transparency shall be allowed to be installed only within the boundary wall and having mean average height upto 7'-6&quot;.</td>
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<td>12.</td>
<td>Coverage with light weight materials in the form of sunshades over balconies as per standard design is allowed. The two dimensional drawing are available on the web page of Chandigarh Housing Board on official portal of Chandigarh Administration at 'www.chandigarh.gov.in'. The standard drawing can be loaded from the web on payment of standard fee or the same can also be collected from CHB on payment of standard fee. Coverage of balconies with light weight material cover in the form of sunshades shall be allowed as per the standard design available on the web page of Chandigarh Housing Board.</td>
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<td>13.</td>
<td>Allottees of all CHB dwelling units are allowed to make any internal change in their dwelling units/flats/apartments without any approval from CHB subject to the following conditions: - Allottees of all CHB dwelling units are allowed to make any internal change in their dwelling units/flats/apartments without any approval from CHB subject to the conditions as stipulated under point no. a, b, c &amp; d of recommendations.</td>
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<td>(a) That the internal change is required to be certified to be structurally safe on standard proforma of CHB by structural engineer on the panel of Chandigarh Administration.</td>
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|   | (b) That prior written consent from the allottees of all the floors in the block shall be obtained by the allottee, so that there is no nuisance to anyone arising out of leakages, cracks etc. For the purpose of this, a block is
defined as all the dwelling units, which are accessed by the common staircase.

(c) That the internal change is as per the updated Chandigarh Urban Development laws and the latest National Building Code (Light, ventilation, area etc.) self certified by an Architect on the panel of Chandigarh Administration for self certification.

(d) That the internal changes are within the building line, skyline and within the plotted area without any increase in the covered area and there is no change to the exterior face of the building so as to present a uniform street picture.

14. All the allottees of CHB dwelling units are allowed to construct one additional door in dwelling units of Chandigarh Housing Board subject to the following conditions: -

(a) The allottees shall obtain the certificate of structural stability on standard proforma of CHB from a structural engineer on the panel of Chandigarh Administration and submit a copy to Chandigarh Housing Board for record prior to the commencement of work of provision of additional door.

(b) The allottee shall obtain mutual consent, in writing, of all allottees i.e. ground floor, first floor, second floor, third floor etc. and also of the adjoining floors having a common wall before commencement of provision of additional door.

(c) No door will be allowed opening onto the public open space, right of way of the road/road berm/pavement, outside the plotted area, open/green space, reserved space etc.

15. The additional construction in the rear courtyard/terraces is allowed subject to the following conditions: -

(a) The total area of construction shall not be in excess of 150 Sq. ft. or 50% of the area of the courtyard/terrace whichever is lesser. However, for EWS/LIG categories, the total area of construction is recommended to be upto 150 Sq. ft. or 75% of the area of the courtyard, whichever is lesser. Similarly, additional construction of 150 sq.ft. or 50% whichever is lesser, shall be allowed, subject to fulfillment of building byelaws i.e. light and ventilation in the rear courtyard/terraces in the CHB dwelling units, subject to the condition that plans are approved by the Pvt. Architects who are on the panel of Chandigarh Administration for the purpose of Self Certification and subject to the conditions as stipulated under point no. a, b & c of recommendations.
The additional construction at the terrace is allowed on the terrace existing at the same level of the main DU. No construction is permissible on the terrace where water tanks are provided by CHB, even if some area is earmarked for use to the DUs of the block. The additional area however is allowed only subject to the condition that the plans approved by the private Architect, who are on the panel of Architects of Chandigarh Administration for purpose of self certificate, are submitted to CHB for purpose of subsequent enforcement. The empanelled architects will be required to certify the mechanical ventilation alongwith power backup has been provided for any deficiency of light and ventilation of the additional room as well as the existing structure.

(b) Certificate of structural stability on the standard proforma of CHB from a structural engineer on the panel of Chandigarh Administration.

c) The resultant terrace of such construction shall be non-approachable i.e. having no access to the roof and shall have 9" high parapet.

d) Maximum clear height permissible for the additional construction shall be same as per the habitable rooms of the dwelling units.

e) Payment of a fee of Rs 200/- (Rupees two hundred only) per Sq. ft. subject to the minimum of Rs 20,000/- (Rupees twenty thousand only).

(f) Owner occupying more than one floor of DUs are allowed to take the benefits of additional construction at only one floor level.

16. All the allottees of Chandigarh Housing Board are allowed to provide gate upto 3050mm (10'-0") wide in the side/rear boundary wall of the rear courtyard abutting the V-5 & V-6 roads. However, no gate is allowed on V-3 and V-4 roads, open public spaces, reserved spaces etc. Further, a grill of height upto 686mm (2'-3") is allowed to be provided over the boundary wall of the rear court yard. The height of the gate shall not exceed the height of boundary wall or the height of the grill fixed on the boundary wall wherever grill is stipulated under point no. b, c, d, e & f of the recommendations. No construction shall be allowed on the terrace above the additional construction allowed in the courtyard and top terrace where services such as water tanks, solar water heater are provided.

Same as contained in Point No.9
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| 17. | The coverage of the corridor area adjoining the DUs of HIG (Upper) category in Sector 45-A, Chandigarh, is allowed as per standard design of the said category. The same, however, is allowed subject to the following conditions:  
(a) Submission of mutual consent of all allottees, i.e. ground floor, first floor, second floor, third floor etc. of the block to Chandigarh Housing Board.  
(b) Submission of certificate of structural stability to on the standard proforma of CHB from structural engineer on the panel of Chandigarh Administration.  
(c) Deposit of a fee of Rs 10,000/- (Rupees ten thousand only) to CHB.  
The standard drawing can be downloaded on payment from the website of Chandigarh Administration ‘www.chandigarh.gov.in’ or the same can be collected from Chandigarh Housing Board on payment of standard fee. | The coverage of the corridor area adjoining the DUs of HIG (Upper) category in Sector 45-A, Chandigarh, is allowed as per standard design of the said category already available on webpage subject to the conditions as stipulated in point no. a, b & c of the recommendations. |
| 18. | All the allottees of Chandigarh Housing Board DUs are hereby allowed to shift the gate from the side boundary wall, wherever provided, to the front boundary wall of the front courtyard of their respective dwelling units subject to the following conditions: -  
(a) The boundary wall will be constructed after removing the side gate.  
(b) The road berm in front of the plot will have to be in form of a sloping ramp without any steps for approach, so that there is no hindrance to the pedestrian/wheel chair movement on the road berms.  
(c) Although no approval from Chandigarh Housing Board is required for the same, however, a fee of Rs 5,000/- (Rupees five thousand only) per dwelling unit will be chargeable from the allottees for availing the benefit of shifting the gates to the front boundary. | All the allottees of Chandigarh Housing Board DUs are allowed to shift the gate from the side boundary wall, wherever provided, to the front boundary wall of the front courtyard of their respective dwelling units subject to the conditions as stipulated in point no. a, b & c of the recommendations. |
| 19. | The allottees of HIG (Upper)-Cat-I, HIG | The allottees of HIG (Upper)-Cat-I, |
(Upper), HIG (Lower)-Cat-II-Type-A, HIG (Lower)-Cat-II-Type-B of Sector 45-A and 39-B, Chandigarh, are allowed to use the roof of the parking space at first floor level as terrace by converting the window abutting this terrace into a door and to provide 1220mm (4'-0") high M.S. railing only, subject to mutual consent of allottees of upper floors, having their porch/garage below and also subject to payment of compounding fee of Rs 5,000/- (Rupees five thousand only) per D.U. However, coverage of this trace is not allowed.

| 20. | All the allottees are allowed to construct lifts, as per the design approve from Plan Approval Committee (Upper) subject to the consent of all the allottees of the block. The approval from PAC (Upper) will have to be obtained by the allottees of respective blocks on their own through Private Architects. | All the allottees are allowed to construct lifts, as per the design approval from Plan Approval Committee (Upper) subject to the consent of all the allottees of the block. The approval from PAC (Upper) will have to be obtained by the allottees of respective blocks on their own through Private Architects. |

| 21. | Following additional constructions in the DUs of HIG (Lower)/Cat-II DUs in Sectors 47-C, 45-B, 41 & 38-A are allowed: - (a) Coverage of void in front of the window of front bedroom on all floors up to the area of duct and merge the same with the existing room. However, coverage of the ducts will not be allowed. (b) The coverage at first floor of the void area above scooter parking space and its conversion into a store by dividing the space equally between the both allottees of the first floor subject to payment of Rs 15,000/- (Rupees fifteen thousand only). | The additional constructions in the DUs of HIG (Lower)/Cat-II DUs in Sectors 47-C, 45-B, 41 & 38-A are allowed subject to the conditions as stipulated in point no. a & b of the recommendations. |

This issues with the approval of HG-the Administrator, Union Territory, Chandigarh.

Endst.No.33/3/115-UFTFI(4)-2018/447 Dated, the 8/1/19

A copy is forwarded to the following for information and necessary action:

1. The Chief Executive Officer, Chandigarh Housing Board, Chandigarh.
2. The Estate Officer, UT, Chandigarh.
Endst.No.33/3/115-UTFI(4)-2018/448

Dated, the 8/1/19

A copy is forwarded to the Chief Architect, Dept. of Urban Planning, Chandigarh Administration w.r.t. his memo No. -Arch-2018/12596, dated 19.12.2018, for information and necessary action.

Endst.No.33/3/115-UTFI(4)-2018/449

Dated, the 8/1/19

A copy is forwarded to the following for kind information of the officers:

1. PS to the Adviser to the Administrator, UT, Chandigarh.
2. PA to the Finance Secretary-cum-Secretary Estate, Chandigarh Administration.
3. PA to the Additional Secretary Estate, Chandigarh Administration.

Uespatcher
Chandigarh Administration
U.I. Secretarial, Secu.
Chandigarh.

Superintendent Estate-I
For Finance Secretary –cum-
Chief Administrator,
Union Territory, Chandigarh.

Superintendent Estate-I
For Finance Secretary –cum-
Chief Administrator,
Union Territory, Chandigarh.

R.K.D
The additional construction in the rear courtyard/terraces is allowed subject to the following conditions:

(a) The total area of construction shall not be in excess of 150 sq. ft. or 50% of the area of the courtyard/terrace whichever is lesser. However, for EWS/LIG categories, the total area of construction is recommended to be up to 150 sq. ft. or 75% of the areas of the courtyard, whichever is lesser. Similarly, additional construction up to 150 sq. ft. on the terrace for upper floor DUs is allowed. The additional construction at the terrace is allowed on the terrace existing at the same level of the main DU. No construction is permissible on the terrace where water tanks area provided by CHB, even if some area is earmarked for use to the DUs of the block. The additional area however is allowed only subject to the condition that the plans approved by the private Architect, who are on the panel of Architects of Chandigarh Administration for purpose of self certificate, are submitted to CHB for purpose of subsequent enforcement. The empanelled architects will be required to certify the mechanical ventilation alongwith power backup has been provided for any deficiency of light and ventilation of the additional room as well as the existing structure.

(b) Certificate of structural stability on the standard proforma of CHB from a structural engineer on the panel of Chandigarh Administration.

(c) The resultant terrace of such construction shall

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Subject: Minutes of the 413th Meeting of the Chandigarh Housing Board held on 05.10.2018 at 12:00 PM in the board room, Chandigarh.

In continuation to this Administration's memo no. 33/3/115-UTFI(4)-2018/446 dated 08.01.2019 and in partial modification therein and in view of the recommendation/comments of the Chief Architect, UT, Chandigarh made vide his memo no.-Arch-2018/873 dated 29.01.2019 and No.-Arch-2018/947 dated 31.01.2019, the following Need Based Changes are hereby allowed for Chandigarh Housing Board dwelling units, in relaxation of Chandigarh Building Rules (Urban) 2017 to that extent:

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<thead>
<tr>
<th>Sr. No.</th>
<th>Recommendations for need based changes conveyed by Chandigarh Housing Board vide memo no. 19882 dated 22.10.2018</th>
<th>Revised Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>15.</td>
<td>The additional construction in 150 sq. ft. or 50% of the area of the courtyard whichever is lesser, however, for EWS/LIG categories, the total area of construction is recommended to be up to 150 sq. ft. or 75% of the area of the courtyard, shall be allowed, subject to fulfillment of building byelaws i.e. light and ventilation in the rear courtyard/terraces in the CHB dwelling units, subject to the condition that plans area approved by the Pvt. Architects who are on the panel of Chandigarh Administration for the purpose of Self Certification and subject to the conditions as stipulated under point no. b, c, d, e &amp; f of the recommendations conveyed by Chandigarh Housing Board. No construction shall be allowed on the terrace above the additional construction allowed in the courtyard and top terrace where services such as water tanks, solar water heater are provided.</td>
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</table>
be non-approachable i.e. having no access to the roof and shall have 9" high parapet.

(d) Maximum clear height permissible for the additional construction shall be same as per the habitable rooms of the dwelling units.

e) Payment of a fee of Rs. 200/- (Rupees two hundred only) per sq. ft. subject to the minimum of Rs. 20,000/- (Rupees twenty thousand only).

(f) Owner occupying more than one floor of DU’s are allowed to take the benefits of additional construction at only one floor level.

16. All the allottees of Chandigarh Housing Board are allowed to provide gate upto 3050mm (10'-0") wide in the side/rear boundary wall of the rear courtyard abutting the V-5 & V-6 roads. However, no gate is allowed on V-3 and V-4 roads, open public spaces, reserved spaces etc. Further, a grill of height upto 686mm (2'-3") is allowed to be provided over the boundary wall of the rear court yard. The height of the gate shall not exceed the height of boundary wall or the height of the grill fixed on the boundary wall wherever grill is provided. Although no approval from CHB is required for the same, however, a fee of Rs 3,000/- (Rupees three thousand only) per dwelling unit will be chargeable from the allottee for availing the benefit of the gate.

3050 mm (10 feet) wide gate will be allowed in the side/rear boundary wall of the rear courtyard abutting V5/V6 roads. However, no gate will be allowed in the rear courtyard abutting V3 and V4 roads, open public hazardous spaces etc. Further, grill up to a height of 686 mm (2'-3") is allowed to be provided on the boundary wall of the rear courtyard. The height of the gate shall not exceed the height of boundary wall or height of grill fixed on the boundary wall wherever grill is to be provided.

Further, it is also clarified that the word “Prescribed Charges” mentioned in the above said memo dated 08.01.2019 of this Administration, is to be read as “Prescribed Charges Decided by the Chandigarh Housing Board”.

This issues with the approval of HG-the Administrator, Union Territory, Chandigarh.

Superintendent Estate-I
For Finance Secretary –cum-Chief Administrator,
Union Territory, Chandigarh.

Dated, the 11/10/19

A copy is forwarded to the following for information and necessary action:-

1. The Chief Executive Officer, Chandigarh Housing Board, Chandigarh.
2. The Estate Officer, UT, Chandigarh.
3. The Chief Engineer, UT, Chandigarh.
4. The Director Public Relations, UT, Chandigarh.
Endst.No.33/3/115-UTFI(4)-2019/ 9308  Dated, the 11/02/19

A copy is forwarded to the Chief Architect, Dept. of Urban Planning, Chandigarh Administration w.r.t. his memo No. -Arch-2018/12596, dated 19.12.2018, for information and necessary action.

Superintendent Estate-I
For Finance Secretary-cum-Chief Administrator,
Union Territory, Chandigarh.

Endst.No.33/3/115-UTFI(4)-2019/ 9309  Dated, the 11/02/19

A copy is forwarded to the following for kind information of the officers:

1. PS to the Adviser to the Administrator, UT, Chandigarh.
2. PA to the Finance Secretary-cum-Secretary Estate, Chandigarh Administration.
3. PA to the Additional Secretary Estate, Chandigarh Administration.

Superintendent Estate-I
For Finance Secretary-cum-Chief Administrator,
Union Territory, Chandigarh.