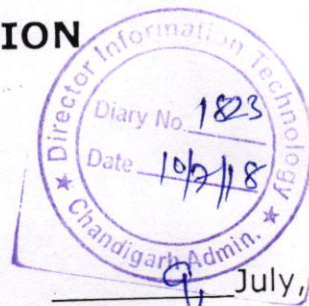


**CHANDIGARH ADMINISTRATION  
FINANCE DEPARTMENT  
(ESTATE BRANCH)  
NOTIFICATION**



No. 11/2/70-UTFI(4)-2018/ 10209

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-organisation (Chandigarh) Adaptation of Laws (on State and Concurrent Subjects) Orders, 1968 and all other powers enabling him in this behalf, the Administrator, Union Territory, Chandigarh is pleased to amend Rule 4.1 of the Chandigarh Building Rules (Urban) 2017, notified vide No.11/2/70-UTFI(4)-2017/6994-A, dated 25.07.2017, as under:

- 1) These rules shall be called "Chandigarh Building Rules (Urban) Amendment-2018"
- 2) These rules shall come into force from the date of its publication in the official gazette.
- 3) In the Chandigarh Building Rules (Urban)-2017, under Rule 4.1, after Clause No.34, Clause No.35 be inserted and henceforth be read as under:-

Amalgamation of two or more adjoining Residential plots with the same ownership having contiguous zoned area shall be permitted subject to the following terms and conditions:-

- i. The sites to be amalgamated shall fall under the same ownership.
- ii. The development control regulations applicable i.e. category of plot, zoned area, coverage norms etc. will be as per the size of the plots after the amalgamation. However, the front and rear building line shall be maintained as per the original category of

plots for ensuring uniform street picture in view of adjoining plots.

- iii. The rear courtyard coverage will be on one side of the amalgamated plot as per the standard zoning uploaded on official website of Chandigarh Administration for various category of plots. However, for non standard plots for example corners etc., the applicant shall seek revised zoning plan from the office of the Chief Architect, U.T., Chandigarh.
- iv. In case of residential sites falling in Marla category, the building controls/frame control, wherever applicable shall continue to be applicable and no change whatsoever shall be permitted in the external facades, elevations, projections and building set back lines. The frame controls/outer facade controls must be maintained in such a way that the amalgamated plots do not appear to be a single unit but as distinct units of the original category of plots so that the urban design character of the entire street is not compromised.
- v. The amalgamation of sites shall be permitted by the Estate Officer, U.T., Chandigarh as per the relevant rules and regulations subject to no dues with regard to the freehold/leasehold properties.
- vi. Once the permission is granted by the Estate Officer, U.T., Chandigarh for amalgamation, then the revised building plans will be got approved by the owner as per the revised zoning plan/prevaling norms/procedure etc.
- vii. The processing charges for amalgamation of residential plots shall be Rs.10,000/- (Rupees Ten Thousand).
- viii. In case the amalgamated plot is to be reinstated to its original category, then charges @ 10% of the prevailing collector rates of the size of the amalgamated plot shall be applicable.