Dated, Chandigarh the 20/07/2018

In supersession of notification No. 11/2/70-UTFI(4)-2018/10202 dated 09.07.2018, 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) 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 frame the following rule to amend the Chandigarh Building Rules (Urban), 2017 as amended from time to time, as under:

1) These Rules shall be called "Chandigarh Building Rules (Urban) Amendment-2020"

2) These shall come into force from the date of its publication in the official gazette of Chandigarh Administration.

3) In the Chandigarh Building Rules (Urban)-2017 as amended from time to time under Rule 4.1, Clause No. 35 henceforth be inserted and 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 before the amalgamation. However, the existing covered area/FAR of the plots under amalgamation should be applicable as per the original category of the plot. The front and rear building line shall be maintained as per the original category of plots for ensuring uniform street picture in view of the adjoining plots.

iii) For rear coverage in non-standard plots, for example corners etc., the applicant shall seek revised Zoning Plan from the office of the Chief Architect, UT 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 plots.
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, UT 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, UT Chandigarh for amalgamation, then the revised building plans will be got approved by the owner as per the revised zoning plan/prevailing 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 the charges @5% of the prevailing collector rates of the size of the amalgamated plot shall be applicable.

ix) The scheme shall continue to be governed by the prevailing provisions/laws/notifications including the other conditions of the Chandigarh Estate Rules, 2007 as amended from time to time.

The general public can access the said notification on the official website of Chandigarh Administration at the address www.chandigarh.gov.in.

Ajoy Kumar Sinha, IAS,
(On behalf of H.E. the Administrator),
Union Territory, Chandigarh.

Endst. No.11/2/70-UTFI(4)-2020/ 9669 Dated: 26/7/2020
A copy is forwarded to the Superintendent Estate-I-cum-Nodal Officer (e-gazette), Chandigarh Administration Secretariat, for taking necessary action for publishing this notification in the Chandigarh Administration Gazette (Extra-ordinary) of today.

Superintendent Estate-I,
for Finance Secretary-cum-Chief Administrator,
UT, Chandigarh

Endst. No. 11/2/70-UTFI(4)-2020/ 9670 Dated: 26/7/2020
A copy is forwarded to the State Informatics Officer, NIC, Chandigarh, for uploading the above said notification on the portal of the official website of the Chandigarh Administration.

Superintendent Estate-I
for Secretary Estate-cum-Chief Administrator,
UT, Chandigarh

Endst. No.11/2/70-UTFI(4)-2020/ 9671 Dated: 26/7/2020
A copy is forwarded to the following for information and necessary action:-
1. Chairman, Chandigarh Housing Board, Chandigarh;
2. Commissioner, Municipal Corporation, Chandigarh;
3. Estate Officer, U.T. Chandigarh
5. Chief Engineer, U.T. Chandigarh
6. Chief Engineer, Municipal Corporation, Chandigarh