

**CHANDIGARH HOUSING BOARD  
CHANDIGARH**

**ORDER**

The Finance Secretary-cum-Chief Administrator, U.T., Chandigarh vide memo no.33/3/115-UTFI(4)-2009/106 dated 07.01.2010 allowed certain need based changes for CHB dwelling units in light of the notification dated 16.10.2008 and discussion held with representatives of the Federation & officials of Chandigarh Housing Board and Chief Architect, Department of Urban Planning, Chandigarh Administration. Accordingly, the following need based changes/relaxations are allowed in CHB dwelling units subject to the conditions as laid down specifically and approval of the building plans by CHB and to the payment of fine or compounding charges as specified.

<b>(A)</b>	<b>ALLOWED FOR ALL CHB DWELLING UNITS (FLATS &amp; INDEPENDENT HOUSES)</b>	
1.		Allowed to construct RCC Chajja over doors and windows as per standard design available from CHB.
2.		Allowed to construct 915 MM wide projection/balcony on such fascias in front and rear where no terraces exist by extending the end walls from the ground, covering the full width of the façade, with the prior approval of the CHB to maintain uniformity in the street picture. Except the Independent Dwelling Units, Phase-III, Manimajra where balcony of 1410 MM wide is already allowed at S.No. B(1)(iii) and HIG (L) (FF) in Sector 45-B, 38-A, 47-C and Sector 41-D where balcony in line with existing balcony is already allowed on first floor as at S.No. D(2). No projection/balcony shall be allowed on the Govt. land.
3.	(i)	Allowed to construct a habitable room with toilet, or store or toilet with pucca roof for ground floor dwelling units in the rear courtyard to a maximum extent of 13.94 Sqm. (150 Sq.ft.) subject to fulfilling of light and ventilation norms and ground coverage not exceeding 70%. No additional construction shall be allowed above this room/store.
	(ii)	Also allowed to construct a habitable room or store with pucca roof on the existing terraces/sit outs of first floor and second floor dwelling units to a maximum extent of 13.94 Sqm. (150 Sq.ft.) subject to fulfilling of light and ventilation norms. No additional construction shall be allowed above this room/store.
	(iii)	In both the cases above, the maximum height permitted shall be the same as that of the corresponding dwelling unit. To maintain the uniformity of the street picture, plans to be submitted to CHB for approval alongwith Structural Design and duly stamped certificate of structural stability by a Registered Structural Engineer.
	(iv)	Temporary coverage in the form of sun shades over balconies of standard design and colour shall be allowed with light weight material. The coverage shall be made by CHB after deposit of charges from the allottees subject to the condition that the whole block shall provide it simultaneously for uniformity in the street picture.
4.		Temporary coverage in the form of sun shades over balconies of standard design and colour shall be allowed with light weight material. The coverage shall be made by CHB after deposit of charges from the allottees subject to the condition that the whole block shall provide it simultaneously for uniformity in the street picture.
5.		Allowed to provide a sliding/openable steel grill in the verandas for safety reasons. The glazing or sliding grills in verandas of size of a standard door opening and a window, which is not smaller than 1.22m X 1.22m (4'-0" x 4'-0") for proper light and ventilation shall be allowed.

6.	Allowed to provide a cut out in the roof slab of the max. Size of 1.00 sq.mtr. with a flap door so that essential services of the roof top can be attended, subject to structural stability. No mumty shall be permitted. The construction of the cut out and the flap door will be done by the CHB after the depositing of charges by the allottees.	
7.	Allowed an additional window of 760 mm width having a cill level of 685 mm in the end wall of the dwelling units as per location fixed by CHB as shown in the approved drawings issued to the allottees by CHB	
8.	Allowed to make an opening of maximum size of 760 mm x 610 mm in the walls of the dwelling units for providing ACs, coolers/exhaust fan	
9.	(i)	Allowed to increase the height of the existing window(s) by lowering the cill level till 230 mm above floor level.
	(ii)	Also allowed to provide additional window(s) subject to structural stability and uniformity to fulfil the requirements of light and ventilation in a dwelling unit.
	(iii)	Plans for latter to be submitted to CHB for approval alongwith the structural design duly stamped and certificate of structural stability by a registered structural engineer.
10.	Allowed pointing/plastering/snowcem on the external walls subject to the condition that entire block adopts the same colour and gets pointing/plastering/painting done at one time for maintaining uniformity on all floors of the entire block/plot.	
11.	(i)	Allowed to provide 915 mm wide gate along the side/rear boundary wall in the rear court abutting only on the V-6 and V-5 roads. The height of the gate shall be equal to the height of rear boundary wall.
	(ii)	No gate shall be allowed on V-3, V-4 roads, public open space, reserved spaces etc.
12.	Allowed to provide upto 2480 mm high gate in the common areas wherever provided, in line with the existing front boundary wall of the dwelling units. However no encroachment on the Govt. Land shall be allowed.	
13.	Allowed to increase the width of the main gate to a maximum width of 3660 mm	
14.	Allowed to raise the height of the gate and to provide MS grill / fencing upto a maximum height of 2482 mm on the front boundary wall and to provide maximum 460 mm high grill /fencing on the back boundary wall.	
15.	(i)	Allowed to alter/remove non-load bearing walls upto 115 mm thickness as per the requirement.
	(ii)	Also allowed to provide additional door/window/opening in load bearing 230 mm thick walls subject to structural stability in order to fulfil the norms of light and ventilation of corresponding room.
	(iii)	Plans to be submitted to CHB for approval alongwith structural design and a certificate of structural stability duly signed by the structural engineer.
16.	Allowed to construct car parking/porch covered with fibreglass/ polycarbonate sheet roof only in the front courtyard of ground floor dwelling units as per standard design available from CHB. However, the porch shall not be allowed to be extended beyond the courtyard. Enclosing the same on front and the side is not permitted.	
17.	Allowed to provide drain pipes instead of spouts to drain out the surface water of the balconies into the main storm water line with the mutual consent of the allottees of all floors. The cost to be borne by the allottee and the provision of drain pipes shall be done by the CHB after deposit of charges by the allottee to CHB.	
18.	Allowed to provide underground/over the ground PVC water tank within the building line. The structural stability of the dwelling unit and adjoining dwelling unit to be	

	ensured
19.	No encroachment on the Govt. Land shall be allowed. However, any of the allottees who want to maintain it as a green space may be permitted to do so without erecting a hedge or barbed wire fencing or the same can also be used for parking by providing paver with holes for grass.
20	Allowed to provide M.S.Grill /fencing upto the maximum height of 460 MM on top of the common walls already provided on the terrace.

<b>(B) ALLOWED FOR INDEPNDENT HOUSES</b>	
1.	(i) a) Allowed additional coverage on the first floor terrace till the front building line only in the HIG (Ind) dwelling units in Modern Housing Complex, Manimajra Phase-III.
	b) Also allowed the additional coverage in line with the building line of the terrace at the rear side of second floor.
	c) In both cases subject to the condition that light and ventilation to the corresponding room is not affected and structural stability of D.U is ensured.
	d) Plans to be submitted to CHB for approval along with structural design duly signed and a certificate of structural stability by the structure engineer.
	(ii) Allowed to shift the glazing from the existing position maximum up to in line with the drawing room wall in HIG(Ind) dwelling units in Modern Housing Complex, Phase-III, Manimajra.
	(iii) Allowed to construct 1410 mm wide projection/balcony in line with the existing porch in the front by extending the end wall(s).
2.	(i) Allowed to extend the terrace over the kitchen at first floor level upto the dining room wall in HIG(Ind) dwelling units in west of Sector-38.
	(ii) Allowed to construct additional room on the terrace of the kitchen in the rear subject to the structural stability. No additional projection shall be permitted in this construction.
	(iii) Allowed the coverage of pergola provided by CHB at first floor along with the glazing of the same.
3.	(i) Allowed wall to wall coverage on the compulsory terraces provided at first & second floor wherever required in all other independent houses where construction has been done by CHB for ground floor only and provision for terrace has been made at first and second floor level subject to the norms of structure, Public Health & light and ventilation.
	(ii) Plans to be submitted to CHB for approval along with the structural design duly stamped and certificate of structural stability by a registered structural engineer.

<b>(C) ALLOWED FOR DUPLEX FLATS</b>	
1.	(i) Allowed to construct additional room as per standard design of CHB on the ground floor. In case light and ventilation of already constructed room is affected then the allottee shall be allowed to make an opening not exceeding 1830 mm wide in the wall of the affected room subject to the structural

		stability to be ensured by the allottee.
	(ii)	Also allowed to construct an additional room as per standard design of CHB on the first floor above the proposed room only in duplex flats. Room to be constructed by the allottee himself subject to the condition that the proposed room on ground floor exists at site.
	(iii)	Also allowed to construct additional room over the roof of the ground floor room which is already existing and constructed by CHB subject to the condition that light & ventilation to the to the corresponding rooms is not affected.
	(iv)	Plans to be submitted to CHB for approval along with the structural design duly stamped and certificate of structural stability by a registered structural engineer.
2.		Allowed to construct a balcony in the front of the MIG duplex flats in line with the projection already provided by CHB by providing pillars below.
3.	(i)	Allowed opening of front door in the ground floor duplex houses in Sector 41-A such that the structural stability is ensured by the allottee.
	(ii)	The sizes and locations of the openings shall be as prescribed by CHB.

<b>(D) SCHEME SPECIFIC RELAXATIONS</b>		
1.		To cover the open space adjacent to the front room in the HIG(L) flats constructed by CHB in Sectors 1 & 38 47,45,41and 38 subject to the condition that it should be made part of the existing room and all the floors floors agree for the coverage.
2.		To construct the balcony in front of the coverage mentioned at S.No. D(1) above on the first floor only in line with the existing balcony, in Sectors 45-B, 38-A, 47-C and 41-D
3.		Allowed to convert the existing parking area provided at G.F. in Cat-I & II flats in Sector 45-A & 39-B into car garages, maximum upto the projection level by providing walls in between
4.		Allowed to use the roof of the parking space of Cat-II flats in Sector 45-A at first floor level as terrace by converting the window abutting this terrace into a door and to provide 915 mm high M.S. railing only. However, coverage of this terrace is not allowed.
5.		Allowed to construct a cupboard below the window cill by constructing a wall in line with the existing outer wall and to cover the stairs and the common area by providing light weight material roofing at the top floor level in LIG Flats in sector 52.
6.	(i)	Allowed extension of connecting corridors up to nearest edge of window opening (not upto front building line)in MIG(F) sector 44-D subject to structural stability.
	(ii)	Also allowed provision of ventilators above the outer doors of the same width as that of door subject to the condition that the entire block of the dwelling units agree to do so for maintaining uniformity of the street picture.
7.	(i)	Allowed to construct an additional floor/storey in the houses constructed under the rehabilitation scheme where only sites have been provided and construction or use for ground floor was allowed as per Chandigarh Administration Notification issued vide no.11/6/106-UTFI(2)-2009/1176 dated 27.2.09 i.e. Rehabilitation Colony in Dadu Majra, Dhanas & Karsan.

	(ii)	Plans to be submitted to CHB for approval along with the structural design duly stamped and certificate of structural stability by a registered structural engineer.
--	------	--

<b>(E) NOTES</b>	
i)	Certificate of Structural stability, wherever required for additions/alterations shall be obtained by the allottee from a Structural Engineer registered with Chandigarh Administration before commencement of the work and will have to be produced as and when asked for by the authorities concerned. The proposals submitted shall bear the stamp of a registered structural engineer along with the set of structural design/drawings for the proposal submitted for approval.
ii)	Chandigarh Administration notification dated 16.10.2008 shall also be applicable to independent houses of CHB to the extent applicable.
iii)	All drawings submitted for approval should be in the Metric system. (Dimensions in FPS may be indicated along with)
iv)	Additional covered area shall be allowed as per rates prescribed by Chandigarh Administration.

<b>(F) COMPOUNDING</b>	
i)	Construction upto 6" beyond the permitted line but within the zoning shall be compounded as per the rates fixed by CHB.
ii)	Upto 5% variation in the covered area to be allowed for total built up area of 150 sq. ft. permitted in the rear courtyard
iii)	A fine of Rs. 3000/- per gate to be imposed where the gate is already constructed before 27.10.2009
iv)	Similarly a fine of Rs. 50/- per Sq.ft. will be imposed for regularising the construction of room already done in the rear courtyard before 27.10.2009. However, the information for regularisation shall have to be furnished by the owner within 30 days of the notification. The owner will be required to apply for regularisation within one year of the notification
v)	Additional charge will be levied for the permission of extra coverage

This order shall supercede the earlier orders issued vide No. HB(S)/EAI/2001/7611 dated 18.5.2001.

**CHAIRMAN  
CHANDIGARH HOUSING BOARD  
CHANDIGARH.**

Dated:

Endst. No. EAI/2010/

Chandigarh, dated the

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

1. The Secretary, CHB.
2. The Chief Engineer, CHB.
3. The Senior Architect, CHB.
4. The Superintending Engineer-I, CHB.
5. The Executive Engineer-I/II/III/IV/PH/Elect. Divn. CHB.
6. The Chief Accounts Officer, CHB.
7. The Senior Law Officer, CHB.
8. PA to Finance Secretary-cum-Chief Administrator, UT, Chandigarh.
9. PA to Chief Architect, UT, Chandigarh.

**SECRETARY  
CHANDIGARH HOUSING BOARD  
CHANDIGARH.**