

**CHANDIGARH HOUSING BOARD
CHANDIGARH**

ORDER

No. 42

Dated, the 18.02.2016

Following need based changes are hereby allowed in the DUs of all the schemes/ projects of CHB including rehabilitation schemes subject to the condition that there is no encroachment on the govt. land:-

1. Balconies projecting 914mm (3 feet) along the length of apartment on the front and back where not provided originally, supported on end wall extensions, dove-tailed well with the main building so as to be structurally safe, may be constructed only when all apartment owners in a building agree to execute it together.
2. 457mm (1½ 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'.
3. Additional windows may be cut in walls 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'.
4. Existing windows may be increased in size by removing bricks beneath them and lowering the member upto 4 inch above 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 at 'www.chandigarh.gov.in'. However the same is allowed subject to mutual consent of all allottees i.e. ground floor, first floor, second floor, third floor etc. of the block and also of the adjoining floor having a common wall.
6. 115mm (4½ inch) walls inside the apartments may be removed in case the owners intend to consolidate spaces. Walls thicker than this being load bearing shall not be demolished.
7. Shutters/sliding grills may be installed in the verandahs for safety.
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 may be made in roof slab, to be covered with a flap door and not a mummy.
9. Width of main gate may 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. Grill may be installed on existing rear boundary wall to finish at a height of 2280mm (7½ feet).
10. If all apartments owners 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.

11. Car porch with steel pipe frame and polycarbonate sheeting with 70% transparency may be installed only upto and within the boundary wall.
12. Coverage with light weight materials in the form of sunshades over balconies as per standard design and colour is allowed. The two dimensional drawings are available on the web page of Chandigarh Housing Board on the official portal of Chandigarh Administration at www.chandigarh.gov.in
13. No individual permissions need to be sought from Chandigarh Housing Board to carry out above changes/additions. However, owners are advised to get the structures to be added, designed from qualified Structural Engineers having ME/M.Tech (Structural Engineers registered with the Chandigarh Administration) in the interest of the safety of occupants.

This supercedes all previous orders in this regard (except CHB's orders No. 163 and 178 dated 29.07.2015 and 19.08.2015 respectively regarding allowing for provision of grills) with regard to need based changes in CHB dwelling units.

Dated: 18.02.2016

Chairman
Chandigarh Housing Board
Chandigarh.