

From

The Sub Divisional Engineer – II,
Public Health Division,
Chandigarh Housing Board,
Chandigarh.

To

The Computer In-charge,
Chandigarh Housing Board,
Chandigarh.

Memo No.

312

Dated:

30/6/16


Subject:

Minutes of the meeting of PAC lower of Chandigarh Housing Board held on 27.06.2016 at 04:00 PM. Under the Chairmanship of Secretary-cum-Estate Officer, Chandigarh Housing Board Chandigarh.

It is intimated that in the meeting held on 27.06.2016 the worthy Secretary, Chandigarh Housing Board Chandigarh ordered to upload the minutes of PAC lower on CHB website. The copy of minutes enclosed.

So you are requested upload the minutes of PAC lower on CHB website

DA/-As above.


Sub Divisional Engineer,
Public Health Division-II,
CHB, Chandigarh.

Minutes of the meeting of PAC lower of Chandigarh Housing Board held on 27.06.2016 at 04:00 PM. Under the Chairmanship of Secretary- cum-Estate Officer, Chandigarh Housing Board Chandigarh.

PRESENT:

- | | | |
|----|---|--------------------|
| 1. | Dr. Adapa Karthik
Secretary-cum-Estate Officer
Chandigarh Housing Board
Chandigarh | Chairman |
| 2. | Sh. S.P. Singh
Executive Engineer-V (Elect.)
Chandigarh Housing Board
Chandigarh | Member |
| 3. | Sh. Kailash Garg
Executive Engineer-VI(PH)
Chandigarh Housing Board
Chandigarh | Member |
| 4. | Sh. Vimal Sharma
Architect
Chandigarh Housing Board
Chandigarh | Member |
| 5. | Sh. M.L.Sharma
Station Fire Officer
MCC, | Member |
| 6. | Sh. Kirpal Singh
Sub Divisional Engineer-II (Enf.)
Chandigarh Housing Board,
Chandigarh. | Member
Convener |

There are 14 Nos. of applications along with form A and other requisite documents have been received for approval of plans for addition/alteration in the houses under Need Base Changes. The agenda was circulated vide SDE (PH-II)/ Enf. CHB No. 295-300 dated 24.06.2016. After detailed deliberations by the committee members, the following decisions were taken.

Application No. 1-The application of Sh. Sukhwinder Singh, House No. 1419-A, Sector 61, Chandigarh along with Form 'A' and three sets of drawings, structural stability certificate, undertaking and attested copy of allotment letter was examined and committee recommended the proposal as below:

Scrutiny by	Observations	Recommendation	Remarks
Architect	The plan submitted in the proposal have been examined and found O.K subject to the condition if the additional construction is shown as a store instead of the room due to its being underlit. The following is also required to be submitted: 1. Elevation & sections are to be given. 2. Resultant terrace is to be shown. 3. Area statement is to be given.	The additional construction is approved as a store instead of a room as it is underlit. Further, elevation, section, resultant terrace, tread risers, cill/lintel level of windows, thickness of external walls etc. shall be as per the	-

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	<p>4. Schedule of joinery is to be given.</p> <p>5. DU nos. of adjoining flats and orientation are to be given.</p> <p>6. External wall with the adjoining DU has to be 9" thick.</p>	<p>need based changes orders and applicable byelaws.</p>	
EE-V (Elect.)	No Electrical proposal marked on the plan	-	-
EE-VI (PH)	No P.H. proposal marked on the plan	-	-
EE-I (Design)	<p>The following is also required to be submitted:</p> <p>1. Elevation & sections are to be given.</p> <p>2. Resultant terrace is to be shown.</p> <p>3. Area statement is to be given.</p> <p>4. Schedule of joinery is to be given.</p> <p>5. DU nos. of adjoining flats and orientation are to be given.</p> <p>6. External wall with the adjoining DU has to be 9" thick.</p>	<p>The additional construction is approved as a store instead of a room as it is underlit. Further, elevation, section, resultant terrace, tread risers, cill/lintel level of windows, thickness of external walls etc. shall be as per the need based changes orders and applicable byelaws.</p>	-

Application No. 2- The application of Smt. Madhu Malhotra, H.No. 1093, Sector 39-B, Chandigarh along with Form 'A' and three sets of drawings, structural stability certificate, undertaking and attested copy of allotment letter was examined and committee recommended the proposal as below:

Scrutiny by	Observations	Recommendation	Remarks
Architect	Plan examined and found O.K.	Recommended	-
EE-V (Elect.)	No Electrical proposal marked on the plan.	-	-
EE-VI (PH)	No P.H. proposal marked on the plan	-	-
EE-I (Design)	<p>i) The need based changes sought by the owner of H.No. 1093, Sec 39-B are structurally feasible but with altogether new foundation for all the proposed walls including the already existing walls. Because the already existing wall is a boundary wall and not a load bearing wall.</p> <p>ii) Moreover, the certificate of St. Engineer required from the structural engineer engaged by the allottee.</p>	Recommended subject to the conditions	-

Application No. 3-The application of Smt. Balwinder Kaur, H.No. 107, Sector 55, Chandigarh along with Form 'A' and three sets of drawings, structural stability certificate, undertaking and attested copy of allotment letter was examined and rejected by the committee:

Scrutiny by	Observations	Recommendation	Remarks
Architect	The plan submitted in the proposal have been examined and found Not O.K subject to the following conditions 1. Kitchen is underlit. 2. Elevation & sections are to be given. 3. Resultant terrace is to be shown. 4. Area statement showing ground coverage is not given. 5. Cill level of window is not given 6. DU nos. of adjoining flats and orientation are not given	Not Recommended	-
EE-V (Elect.)	No Electrical proposal marked on the plan	-	-
EE-VI (PH)	No P.H. proposal marked on the plan	-	-
EE-I (Design)	1. Kitchen is underlit. 2. Elevation & sections are to be given. 3. Resultant terrace is to be shown. 4. Area statement showing ground coverage is not given. 5. Cill level of window is not given. 6. DU nos. of adjoining flats and orientation are not given.	Not Recommended	-

Application No. 4-The application of Smt. Arwinder Kaur Sarin & Sh. Gurdeep Singh Sarin, H.No. 155-1, Sector 55, Chandigarh along with Form 'A' and three sets of drawings, structural stability certificate, undertaking and attested copy of allotment letter was examined and committee recommended the proposal as below:

Scrutiny by	Observations	Recommendation	Remarks
Architect	The plan submitted in the proposal have been examined and found O.K subject to the following conditions 1. Elevation & sections are to be given 2. Resultant terrace is to be shown. 3. Cill level of window is to be given. 4. DU nos. of adjoining flats and orientation are to be given. 5. Rain water disposal is to be shown.	Recommended subject to the condition that elevation, section, resultant terrace, tread risers, cill/intel level of windows, thickness of external walls etc. shall be as per the need based changes orders and applicable byelaws	-

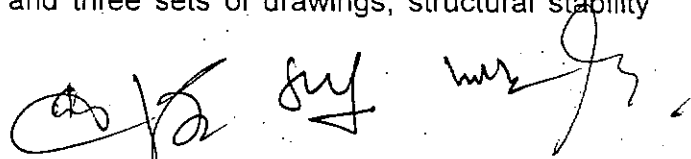
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EE-V (Elect.)	No Electrical proposal marked on the plan	-	-
EE-VI (PH)	No P.H. proposal marked on the plan	-	-
EE-I (Design)	The plan submitted in the proposal have been examined and found O.K subject to the following conditions 1. Elevation & sections are to be given 2. Resultant terrace is to be shown. 3. Cill level of window is to be given. 4. DU nos. of adjoining flats and orientation are to be given. 5. Rain water disposal is to be shown. Orientation are to be given. 5. Rain water disposal is to be shown.	Recommended subject to the condition that elevation, section, resultant terrace, tread risers, cill/lintel level of windows, thickness of external walls etc. shall be as per the need based changes orders and applicable byelaws	-

Application No. 5- The application of Sh. Hardyal Singh, H.No. 1423-A, Sector 61, Chandigarh along with Form 'A' and three sets of drawings, structural stability certificate, undertaking and attested copy of allotment letter was examined and committee recommended the proposal as below:

Scrutiny by	Observations	Recommendation	Remarks
Architect	The plan submitted in the proposal have been examined and found O.K subject to the following conditions 1. Elevation & sections are to be given. 2. Resultant terrace is to be shown. 3. Area statement is to be given. 4. Cill level of window is to be given. 5. DU nos. of adjoining flats and orientation are to be given. 6. External wall with the adjoining DU has to be 9" thick	Recommended subject to the condition that elevation, section, resultant terrace, tread risers, cill/lintel level of windows, thickness of external walls etc. shall be as per the need based changes orders and applicable byelaws	-
EE-V (Elect.)	No Electrical proposal marked on the plan	-	-
EE-VI (PH)	No P.H. proposal marked on the plan	-	-
EE-I (Design)	1. Elevation & sections are to be given. 2. Resultant terrace is to be shown. 3. Area statement is to be given. 4. Cill level of window is to be given. 5. DU nos. of adjoining flats and orientation are to be given. 6. External wall with the adjoining DU has to be 9" thick	Recommended subject to the condition that elevation, section, resultant terrace, tread risers, cill/lintel level of windows, thickness of external walls etc. shall be as per the need based changes orders and applicable byelaws	-

Application No. 6- The application of Smt. Amarjit Kaur, H.No. 1411, Sector 61, Chandigarh along with Form 'A' and three sets of drawings, structural stability



certificate, undertaking and attested copy of allotment letter was examined and has been rejected by the committee due to the following reasons:

Scrutiny by	Observations	Recommendation	Remarks
Architect	The plan submitted in the proposal have been examined and found Not O.K subject to the following conditions 1. The light of existing bedroom become underlit. 2. Elevation & sections are not given 3. Resultant terrace is not shown. 4. Ground coverage exceeds 70% which is not allowed under need based changes order dated 23.03.2010. 5. Cill level of window is not given. 6. DU nos. of adjoining flats and orientation are not given.	Not Recommended	-
EE-V (Elect.)	No Electrical proposal marked on the plan	-	-
EE-VI (PH)	No P.H. proposal marked on the plan	-	-
EE-I (Design)	1. The light of existing bedroom become underlit. 2. Elevation & sections are not given 3. Resultant terrace is not shown. 4. Ground coverage exceeds 70% which is not allowed under need based changes order dated 23.03.2010. 5. Cill level of window is not given. 6. DU nos. of adjoining flats and orientation are not given.	Not Recommended	-

Application No. 7- The application of Sh. Sucha Singh, H.No. 497-A, Sector 61, Chandigarh along with Form 'A' and three sets of drawings, structural stability certificate, undertaking and attested copy of allotment letter was examined and committee rejected the proposal as below:

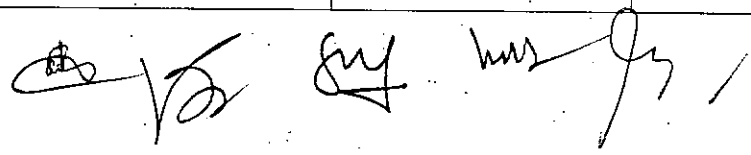
Scrutiny by	Observations	Recommendation	Remarks
Architect	1. Coverage of open space in front of store in not allowed under any clause of need based changes order dated 23.03.2010. 2. Elevation & sections are not given. 3. Resultant terrace is not shown. 4. Cill level of window is not given. 5. DU nos. of adjoining flats and orientation are	Coverage of open space in front of the store is not allowed under any clause of need based changes order dated 07.07.2015. However, rest of the proposal is allowed subject to the condition that	-

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	not given.	elevation, section, resultant terrace, tread risers, cill/lintel level of windows, thickness of external walls etc.as per the need based changes orders and applicable byelaws.	
EE-V (Elect.)	No Electrical proposal marked on the plan	-	-
EE-VI (PH)	No P.H. proposal marked on the plan	-	-
EE-I (Design)	<ol style="list-style-type: none"> 1. Coverage of open space in front of store in not allowed under any clause of need based changes order dated 23.03.2010. 2. Elevation & sections are not given. 3. Resultant terrace is not shown. 4. Cill level of window is not given. 5. DU nos. of adjoining flats and orientation are not given. 	<p>Coverage of open space in front of the store is not allowed under any clause of need based changes order dated 07.07.2015. However, rest of the proposal is allowed subject to the condition that elevation, section, resultant terrace, tread risers, cill/lintel level of windows, thickness of external walls etc.as per the need based changes orders and applicable byelaws</p>	-

Application No. 8- The application of Smt. Geeta Verma, H.No. 131-1, Sector 55, Chandigarh along with Form 'A' and three sets of drawings, structural stability certificate, undertaking and attested copy of allotment letter was examined and committee recommended the proposal as below:

Scrutiny by	Observations	Recommendation	Remarks
Architect	<p>The plan submitted in the proposal have been examined and found partly O.K subject to the following conditions</p> <ol style="list-style-type: none"> 1. Elevation & sections are to be given. 2. Resultant terrace is to be shown 3. Area statement is to be given. 4. Schedule of joinery is to be given. 5. DU nos. of adjoining flats and orientation are to be given. 6. Rain water disposal is to be shown. 7. Study room is to be marked as room. 	<p>Recommended subject to the condition that elevation, section, resultant terrace, tread risers, cill/lintel level of windows, thickness of external walls etc. shall be as per the need based changes orders and applicable byelaws</p>	-
EE-V (Elect.)	No Electrical proposal marked on the plan	-	-

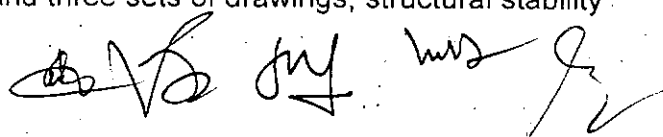


EE-VI (PH)	No P.H. proposal marked on the plan	-	-
EE-I (Design)	The plan submitted in the proposal have been examined and found O.K subject to the following conditions 1. Elevation & sections are to be given. 2. Resultant terrace is to be shown 3. Area statement is to be given. 4. Schedule of joinery is to be given. 5. DU nos. of adjoining flats and orientation are to be given. 6. Rain water disposal is to be shown. 7. Study room is to be marked as room.	Recommended subject to the condition that elevation, section, resultant terrace, tread risers, cill/lintel level of windows, thickness of external walls etc. shall be as per the need based changes orders and applicable byelaws	-

Application No. 9- The application of Sh. R.K. Batra & Smt. Asha Batra, H.No. 497, Sector 61, Chandigarh along with Form 'A' and three sets of drawings, structural stability certificate, undertaking and attested copy of allotment letter was examined and committee recommended the proposal as below:

Scrutiny by	Observations	Recommendation	Remarks
Architect	The plan submitted in the proposal have been examined and found O.K subject to the following conditions 1. Elevation & sections are to be given. 2. Resultant terrace is to be shown. 3. Cill level of window is to be given. 4. DU nos. of adjoining flats and orientation are to be given.	Recommended subject to the condition that elevation, section, resultant terrace, tread risers, cill/lintel level of windows, thickness of external walls etc. shall be as per the need based changes orders and applicable byelaws	-
EE-V (Elect.)	No Electrical proposal marked on the plan	-	-
EE-VI (PH)	No P.H. proposal marked on the plan	-	-
EE-I (Design)	1. Elevation & sections are to be given. 2. Resultant terrace is to be shown. 3. Cill level of window is to be given. 4. DU nos. of adjoining flats and orientation are to be given.	Recommended subject to the condition that elevation, section, resultant terrace, tread risers, cill/lintel level of windows, thickness of external walls etc. shall be as per the need based changes orders and applicable byelaws	-

Application No. 10- The application of Sh. Naveen Singla, H.No. 1414, Sector 61, Chandigarh along with Form 'A' and three sets of drawings, structural stability

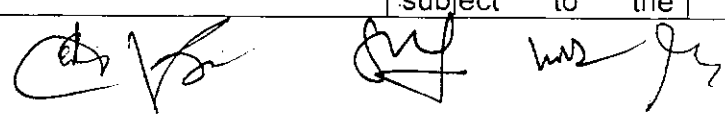


certificate, undertaking and attested copy of allotment letter was examined and has been rejected by committee due to the following reasons:

Scrutiny by	Observations	Recommendation	Remarks
Architect	The plan submitted in the proposal have been examined and found Not O.K subject to the following conditions 1. The proposal is underlit. 2. Elevation & sections are not given. 3. Resultant terrace is not shown. 4. Proposal exceeds permissible limit of 70% ground coverage. 5. Cill level of window is not given. 6. DU nos. of adjoining flats and orientation are not given. orientation are to be given.	Not Recommended	-
EE-V (Elect.)	No Electrical proposal marked on the plan	-	-
EE-VI (PH)	No P.H. proposal marked on the plan	-	-
EE-I (Design)	1. The proposal is underlit. 2. Elevation & sections are not given. 3. Resultant terrace is not shown. 4. Proposal exceeds permissible limit of 70% ground coverage. 5. Cill level of window is not given.	Not Recommended	-

Application No. 11- The application of Sh. Kanchan Kumar, H.No. 1401-A, Sector 61, Chandigarh along with Form 'A' and three sets of drawings, structural stability certificate, undertaking and attested copy of allotment letter was examined and committee recommended the proposal as below:

Scrutiny by	Observations	Recommendation	Remarks
Architect	The plan submitted in the proposal have been examined and found O.K subject to the following conditions 1. Elevation & sections are to be given. 2. Resultant terrace is to be shown. 3. Cill level of window is to be given. 4. DU nos. of adjoining flats and orientation are to be given.	Recommended subject to the condition that elevation, section, resultant terrace, tread risers, cill/lintel level of windows, thickness of external walls etc. shall be as per the need based changes orders and applicable byelaws	-
EE-V (Elect.)	No Electrical proposal marked on the plan	-	-
EE-VI (PH)	No P.H. proposal marked on the plan	-	-
EE-I (Design)	1. Elevation & sections are to be given.	Recommended subject to the	-

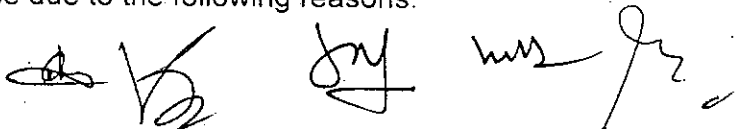


EE-VI (PH)	No P.H. proposal marked on the plan	-	-
EE-I (Design)	<ol style="list-style-type: none"> 1. Elevation & sections are to be given. 2. Resultant terrace is to be shown. 3. Cill level of window is to be given. 4. DU nos. of adjoining flats and orientation are to be given. 	Recommended subject to the condition that elevation, section, resultant terrace, tread risers, cill/lintel level of windows, thickness of external walls etc. shall be as per the need based changes orders and applicable byelaws	-

Application No. 12- The application of Sh. Mohan Singh, H.No. 1475-A, Sector 61, Chandigarh along with Form 'A' and three sets of drawings, structural stability certificate, undertaking and attested copy of allotment letter was examined and committee recommended the proposal as below:

Scrutiny by	Observations	Recommendation	Remarks
Architect	<p>The plan submitted in the proposal have been examined and found O.K subject to the following conditions</p> <ol style="list-style-type: none"> 1. Elevation & sections are to be given. 2. Resultant terrace is to be shown. 3. Cill level of window is to be given. 4. DU nos. of adjoining flats and orientation are to be given. 	Recommended subject to the condition that elevation, section, resultant terrace, tread risers, cill/lintel level of windows, thickness of external walls etc. shall be as per the need based changes orders and applicable byelaws	-
EE-V (Elect.)	No Electrical proposal marked on the plan	-	-
EE-VI (PH)	No P.H. proposal marked on the plan	-	-
EE-I (Design)	<ol style="list-style-type: none"> 1. Elevation & sections are to be given. 2. Resultant terrace is to be shown. 3. Cill level of window is to be given. 4. DU nos. of adjoining flats and orientation are to be given. 	Recommended subject to the condition that elevation, section, resultant terrace, tread risers, cill/lintel level of windows, thickness of external walls etc. shall be as per the need based changes orders and applicable byelaws	-

Application No. 13- The application of Sh. Dilbagh Singh, H.No. 1401, Sector 61, Chandigarh along with Form 'A' and three sets of drawings, structural stability certificate, undertaking and attested copy of allotment letter was examined and has been rejected by the committee due to the following reasons:



	1. Covered Area exceeds permissible limit. 2. Existing room is underlit. 3. Proposed room is underlit as window in end wall is not permitted. 4. Ground coverage exceeds 70%.		
EE-V (Elect.)	No Electrical proposal marked on the plan	-	-
EE-VI (PH)	No P.H. proposal marked on the plan	-	-
EE-I (Design)	1. Covered Area exceeds permissible limit. 2. Existing room is underlit. 3. Proposed room is underlit as window in end wall is not permitted. 4. Ground coverage exceeds 70%.	Not Recommended	-


Application No. 14- The application of Sh. Rajeev Kumar Saini, H.No.1470-B, Sector 61, Chandigarh along with Form 'A' and three sets of drawings, structural stability certificate, undertaking and attested copy of allotment letter was examined and the committee recommended the proposal as below:


Scrutiny by	Observations	Recommendation	Remarks
Architect	The plan submitted in the proposal have been examined and found to be partly O.K subject to the following conditions 1. Proposed room in the front is O.K. 2. Proposed entrance door is O.K. 3. Proposed balcony in rear is not allowed. 4. Projection over window is not as per standard design over the proposed front room window. 5. Covered Area statement not given. 6. Cill level of windows not given.	The proposed room in the front, proposed entrance door is approved. Further, proposed balcony and proposed window are approved conditionally as per Clause No. 1 & 4 respectively of CHB's office order no. 42 dated 18.02.2016.	-
EE-V (Elect.)	No Electrical proposal marked on the plan	-	-
EE-VI (PH)	No P.H. proposal marked on the plan	-	-
EE-I (Design)	1. Proposed room in the front is O.K. 2. Proposed entrance door is O.K. 3. Proposed balcony in rear is not allowed. 4. Projection over window is not as per standard design over the proposed front room window. 5. Covered Area statement not given. 6. Cill level of windows not given.	The proposed room in the front, proposed entrance door are approved. Further, proposed balcony and proposed window are approved conditionally as per Clause No. 1 & 4 respectively of CHB's office order no. 42 dated 18.02.2016.	-

	6. Cill level of windows not given.	CHB's office order no. 42 dated 18.02.2016.	
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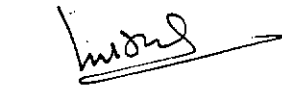
The Chair was also of the opinion that the minutes of the meeting should be uploaded on website of Chandigarh Housing Board and, on Notice Board of C.H.B. and individual allottees be intimated as well.

The meeting ended with the thanks to Chair and all the members of Committee.

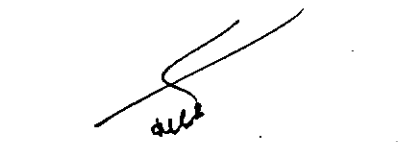

(Kailash Garg)
EE-VI (PH), CHB


(S.P. Singh)
EE-V (Elect.), CHB


(Vimal Sharma)
Architect, CHB


(M.L. Sharma)
Station Fire Officer
MCC,


(Kirpal Singh)
SDE (PH)-II


(Dr. Adapa Karthik)
Secretary-cum-Estate Officer,
CHB,