

MINUTES OF THE MEETING OF PAC (L) OF CHANDIGARH HOUSING BOARD HELD ON 4.08.2017 AT 12:00 A.M IN THE BOARD ROOM UNDER THE CHAIRMANSHIP OF SECRETARY-CUM-ESTATE OFFICER, CHANDIGARH HOUSING BOARD, CHANDIGARH.

The following were present:-

- 1. Sh. Sunil Malik Chairman
Secretary-cum-Estate Officer,
Chandigarh Housing Board,
Chandigarh.
- 2. Sh. Vimal Sharma, Member
Architect,
Chandigarh Housing Board,
Chandigarh.
- 3. Sh. Jasvinder Singh, Member
Executive Engineer-I (Design),
Chandigarh Housing Board,
Chandigarh
- 4. Sh. Kailash Garg, Member
Executive Engineer (P.H.),
Chandigarh Housing Board,
Chandigarh.
- 5. Sh. S.P. Singh, Member
Executive Engineer (Elect.),
Chandigarh Housing Board,
Chandigarh.
- 6. Sh. Sukhdev Singh, Member
SDE(Building),
Estate office, UT, Chandigarh.
- 7. Sh M.L.Sharma , Member
Station Fire Officer,
UT., Chandigarh.
- 8. Sh. C.J. Bansal, Sh Kirpal Singh, Member Convener
Sh Rajesh Nautial, Sh Rajeev khanna
Sub Divisional Engineer -Enf.
Chandigarh Housing Board,
Chandigarh.

22 Nos. applications alongwith Form 'A' and other requisite documents have been taken up for approval of plans for addition/alteration in the houses under Need Based Changes. The agenda was circulated vide SDE E-IV No. 124-133 dated 14.07.2017, SDE PH-II No. 592- 601 dated 25.07.2017, SDE PH-III No. 174-183 dated 02.08.2017 and SDE PH-I No. 545-553 dated 02.08.2017.

After detailed deliberations by the committee members, the following decisions were taken:

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Agenda Item No. 1

The proposal submitted by Mr. Balwant Singh, H.No. 5052-B, LIG (F), Sec 38(W), Chandigarh was examined in detail and the committee rejected the proposal due to the following reasons:

| Scrutiny By | Observations | Recommendations |
|---------------|--|-----------------|
| Architect | The plans have been scrutinized and proposed room in the front terrace is OK | Recommended |
| EE-V (Elect) | No Electrical plan/drawings is attached to examine the feasibility of electrical fittings and fixtures | ----- |
| EE- PH | No PH layout has been marked on the Plans | ----- |
| EE-I (Design) | The proposed room at the 2nd floor level sit out is not feasible as the structure below is not sufficient to take the additional burden. | Not Recommended |

Agenda Item No. 2

The proposal submitted by Mr. Surinder Singh, H.No. 5155-A, MIG (F), Sector 38(W), Chandigarh was examined in detail and the committee rejected the proposal due to the following reasons:

| Scrutiny By | Observations | Recommendations |
|---------------|--|-----------------|
| Architect | The plans have been scrutinized and proposed room in the rear terrace is OK | Recommended |
| EE-V (Elect) | No Electrical plan/drawings is attached to examine the feasibility of electrical fittings and fixtures | ----- |
| EE- PH | No existing PH layout has been marked on the Plans/ drawings | ----- |
| EE-I (Design) | The room proposed at the 1st floor level on existing sit out is not feasible as the foundation of the existing walls below is not sufficient to take the additional load | Not Recommended |

Agenda Item No. 3

The proposal submitted by Ms. Amita Sharma, H.No. 5229-A, LIG (F), Sec- 38(W), Chandigarh was examined in detail and the committee rejected the proposal due to the following reasons:

| Scrutiny By | Observations | Recommendations |
|-------------|---|-----------------|
| Architect | The plans have been scrutinized and proposed store on the rear terrace is OK subject to the | Not Recommended |

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| | condition that all the external walls are 9" thick. However the proposed coverage of balcony in between the store and the bath is not allowed under any clause. | |
| EE-V (Elect) | No Electrical Plan/drawing is attached to examine the feasibility of electrical fittings and fixtures | ----- |
| EE-PH | The existing PH layout/services has not been marked on the Plans/ drawings | ----- |
| EE-I (Design) | The proposed room over terrace at the 1st floor level is not feasible as the walls below do not have adequate existing foundation to take additional load. | Not Recommended |

Agenda item No. 4

The proposal submitted by Ms. Rupinder Kaur Gill, H.No.5236-A, LIG (F), Sector 38(W), Chandigarh was examined in detail and the committee rejected the proposal due to the following reasons:

| Scrutiny By | Observations | Recommendations |
|----------------------|--|-----------------|
| Architect | The plans have been scrutinized and proposed room in the rear terrace is OK. | Recommended |
| EE-V (Elect) | No E.I.Scheme has been marked on the plans | ----- |
| EE-PH | No existing PH layout/services has been marked on the Plans/ drawings | ----- |
| EE-I (Design) | The proposed room over terrace at the 1st floor level is not feasible as the existing walls below do not have adequate foundation to take additional load. | Not Recommended |

Agenda item No. 5

The proposal submitted by Mr Arun Kumar Gupta, H.No.5263-B, MIG (F), Sector 38(W), Chandigarh was examined in detail and the committee rejected the proposal due to the following reasons:

| Scrutiny By | Observations | Recommendations |
|---------------------|--|-----------------|
| Architect | The plans have been scrutinized and proposed room in the front terrace is OK | Recommended. |
| EE-V (Elect) | No E.I.Scheme has been marked on the plans | ----- |
| EE- PH | No existing PH layout has been marked on the Plans/ drawings | ----- |

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| EE-I (Design) | The proposed room at the sit out of 2nd floor level is not feasible as the foundation of the existing walls on which load shall be transferred are not sufficient to take the additional burden | Not Recommended |
|----------------------|---|-----------------|

Agenda item No.6

The proposal submitted by Mr. Rajan Joshi, H.No. 5264-A, MIG (F), Sector 38(W), Chandigarh was examined in detail and the committee rejected the proposal due to the following reasons:

| Scrutiny By | Observations | Recommendations |
|----------------------|--|-----------------|
| Architect | The plans have been scrutinized and proposed room in the rear terrace is OK | Recommended |
| EE-V (Elect) | No E.I. Scheme has been marked on the plans | ----- |
| EE- PH | No existing PH layout has been marked on the Plans/ drawings. | ----- |
| EE-I (Design) | The proposed room at the existing sit out at the 1st floor level is not feasible as the foundation of the existing walls below is not sufficient to take the additional load | Not Recommended |

Agenda item No.7

The proposal submitted by Mr. Attar Singh, H.No. 5273-A, MIG(F), Sector 38(W), Chandigarh was examined in detail and the committee rejected the proposal due to the following reasons:

| Scrutiny By | Observations | Recommendations |
|----------------------|--|-----------------|
| Architect | The plans have been scrutinized and proposed room in the rear terrace is OK | Recommended |
| EE-V (Elect) | No E.I. Scheme has been marked on the plans | ----- |
| EE- PH | No existing PH layout has been marked on the Plans/ drawings | ----- |
| EE-I (Design) | The proposed room at the 1st floor level sit out is not feasible as the foundation of the existing walls below is not sufficient to take the additional load | Not Recommended |

Agenda item No. 8

The proposal submitted by Mr. Balbir Singh, H.No.5275-A, MIG(F), Sector 38(W), Chandigarh was examined in detail and the committee rejected the proposal due to the following reasons:

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| Scrutiny By | Observations | Recommendations |
|---------------|---|-----------------|
| Architect | The plans have been scrutinized and proposed room in the rear terrace is OK as internal size of 11'-6"x 11'-1½" instead of 11'-11"x11'- 1½" due to permissible covered area | Recommended |
| EE-V (Elect) | No Electrical fittings/wiring layout has been marked on the plans | ----- |
| EE- PH | No PH services/layout has been marked on the drawings/plans | ----- |
| EE-I (Design) | The proposed room at the 1st floor level sit out is not feasible as the existing walls below do not have sufficient foundation to support the additional burden. | Not Recommended |

Agenda item No. 9

The proposal submitted by Ms. Kamlesh Kaur, H.No. 5284-A, MIG(F), Sector 38(W), Chandigarh was examined in detail and the committee rejected the proposal due to the following reasons:

| Scrutiny By | Observations | Recommendations |
|---------------|---|-----------------|
| Architect | The plans have been scrutinized and proposed room in the rear terrace is OK | Recommended |
| EE-V (Elect) | No Electrical fittings/wiring layout has been marked on the plans | ----- |
| EE- PH | No existing PH services/fixtures has been marked on the Plans/ drawings | ----- |
| EE-I (Design) | The proposed room at the 1st floor level sit out is not feasible as the foundation of the existing walls below is not sufficient to take the additional load due to the proposed construction | Not Recommended |

Agenda item No. 10

The proposal submitted by Mr. K.K.Puri, H.No. 5304-B, MIG (F), Sector 38(W), Chandigarh was examined in detail and the committee rejected the proposal due to the following reasons:

| Scrutiny By | Observations | Recommendations |
|--------------|--|-----------------|
| Architect | The plans have been scrutinized and proposed room in the front terrace is OK | Recommended |
| EE-V (Elect) | No E.I. Scheme has been marked on the plans | ----- |

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|----------------------|--|-----------------|
| EE- PH | No existing PH services/layout has been marked on the drawings/plans | ----- |
| EE-I (Design) | The proposed room at the IInd floor level sit out is not feasible as the structure below is not sufficient to take additional burden | Not Recommended |

Agenda item No.11

The proposal submitted by Mr. Chitranjan Singh, H.No. 5315-A, MIG (F), Sector 38(W), Chandigarh was examined in detail and the committee rejected the proposal due to the following reasons:

| Scrutiny By | Observations | Recommendations |
|----------------------|---|-----------------|
| Architect | The plans have been scrutinized and proposed room in the rear terrace is OK | Recommended |
| EE-V (Elect) | No Electrical fittings/wiring layout has been marked on the plans | ----- |
| EE- PH | No existing PH layout has been marked on the Plans/ drawings | ----- |
| EE-I (Design) | The proposed room at the sit out of the 1st floor level is not feasible as the foundation of the walls already existing below is not sufficient to support the additional burden due to the proposed new construction | Not Recommended |

Agenda item No. 12

The proposal submitted by Mr. Subash Chander Mehta, H.No.5736, HIG (L), Sector 38(W), Chandigarh was examined in detail and the committee rejected the proposal due to the following reasons:

| Scrutiny By | Observations | Recommendations |
|----------------------|--|-----------------|
| Architect | The plans have been scrutinized and proposed store in the rear court yard is not allowed as the construction of the same will make the existing rear bedroom under it. | Not Recommended |
| EE-V (Elect) | No Electrical proposal marked on the plan. | ----- |
| EE- PH | No PH installation layout has been marked on the Plan. Moreover the proposal has already been rejected by the Architect, CHB | ----- |
| EE-I (Design) | In view of the report of Architect, CHB No structural advice can be given as the proposed store in the rear court yard is not allowed. | Not Recommended |

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Agenda item No. 13

The proposal submitted by Mr. Arun Kamboj Singh, H.No. 5805-A, HIG(U), Sector 38(W), Chandigarh was examined in detail and the committee rejected the proposal due to the following reasons:

| Scrutiny By | Observations | Recommendations |
|----------------------|---|-----------------|
| Architect | The following is not allowed under need based changes order dated 07.07.2015: (i)The proposed toilet on terrace at the rear (ii)The extension of balcony (iii) The proposed steps and removal of existing steps in the rear terrace. | Not Recommended |
| EE-V (Elect) | No Electrical plan/drawings is attached to examine the feasibility of Electrical fittings & fixtures | ----- |
| EE- PH | No PH layout has been marked on the proposal | ----- |
| EE-I (Design) | No structural advice can be given as the plans found not O.K as per report of Architect, CHB | Not Recommended |

Agenda item No. 14

The proposal submitted by Mr. Dalbar Singh, H.No. 3545, Sector 56, Palsora Colony, Chandigarh was examined in detail and the committee rejected the proposal due to the following reasons:

| Scrutiny By | Observations | Recommendations |
|----------------------|---|-----------------|
| Architect | The plans have been scrutinized and found O.K. | Recommended |
| EE-V (Elect) | No E.I scheme is marked on the plans. Hence, no action is required to be taken by this office please | ----- |
| EE- PH | No existing PH layout/services has been marked/shown on the drawings/plans. | ----- |
| EE-I (Design) | The internal changes as proposed by the allottee are feasible as far as structural safety is concerned but only upto Ist floor Level .The second floor can not be made feasible as the foundation provided is just 2'-6" wide and hence will not be able to take additional load. | Not Recommended |

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Agenda item No. 15

The proposal submitted by Sh. Angad Bir Singh & Mrs Neena Walia, H.No. 1100, HIG (U) Sector 39, Chandigarh was examined in detail and the committee rejected the proposal due to the following reasons

| Scrutiny by | Observations | Recommendation |
|---------------|---|-----------------|
| Architect | The plans have been scrutinized and the proposal is rejected as the same exceeds the permissible limit of 150Sq.ft. | Not Recommended |
| EE-V (Elect.) | No Electrical wiring layout marked on the plan | ----- |
| EE - PH | No P.H. proposal marked on the plan | ----- |
| EE-I (Design) | No structural advice can be given in view of the report of the Architect CHB. | Not Recommended |

Agenda item No. 16

The proposal submitted by Sh. Jasbir Singh, H.No. 130, CAT-III, Sector 55, Chandigarh was examined in detail and the committee rejected the proposal due to the following reasons:

| Scrutiny by | Observations | Recommendation |
|---------------|--|-----------------|
| Architect | The plans have been scrutinized and found not OK as the ground coverage exceeds 70% which is not allowed as per need based changes order dated 07.07.2015. | Not Recommended |
| EE-V (Elect.) | No Electrical scheme has been marked on the plan. | ----- |
| EE- PH | No P.H. services/fixtures has been marked on the Drawing/plan. | ----- |
| EE-I (Design) | No structural advice can be given because the plans found not OK as per the report of Architect CHB. | Not Recommended |

Agenda Item No. 17

The proposal submitted by Sh Sh. Balbir Singh, H.No. 130-1, CAT-III, Sector 55, Chandigarh was examined in detail and the committee rejected the proposal due to the following reasons:

| Scrutiny by | Observations | Recommendation |
|---------------|---|----------------|
| Architect | The plan have been scrutinized. The proposed room on the terrace at the back is OK subject to the fulfillment of conditions mentioned in the need based charges order dated 07.07.2015. | Recommended |
| EE-V (Elect.) | No Electrical proposal marked on the plan | ----- |

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|------------------|---|-----------------|
| EE- PH | No P.H. proposal marked on the plan | ----- |
| EE-I (Design) | The proposed room at the 1st floor level not feasible as the foundation of the walls below is not adequate to take additional load. | Not Recommended |

Agenda Item No. 18

The proposal submitted by Smt. Deepa Devi, H.No. 238-1, CAT-II, Sector 55, Chandigarh was examined in detail and the committee rejected the proposal due to the following reasons:

| Scrutiny by | Observations | Recommendation |
|------------------|--|-----------------|
| Architect | The plans have been scrutinized and observations pertaining to architecture are below: (i) The proposed room in the rear terrace is OK subject to the condition that the entry to the room shall be only through to the existing balcony. (ii) Rest of the proposal is not OK. | Not Recommended |
| EE-V (Elect.) | No Electrical proposal marked on the plan | ----- |
| EE- PH | No P.H. proposal marked on the plan | ----- |
| EE-I (Design) | (i) The proposed room at the 1st floor level is not feasible as the foundation of the walls below is not adequate to take additional load. (ii) The rest of the proposal has already been mentioned not feasible by the Architect CHB. | Not Recommended |

Agenda Item No. 19

The proposal submitted by Smt. Krishna Devi, H.No. 1401-B, MIG, Sector 61, Chandigarh was examined in detail and the committee has approved the additional room in sit out and rejected the extension of balcony at the rear due to the following reasons:

| Scrutiny by | Observations | Recommendation |
|------------------|--|---|
| Architect | (i) The extension of balcony at the rear is not allowed. (ii) Provision of additional entrance door to the dress, brick wall extension door towards bedroom and sliding door towards proposed room and the proposed room on the terrace are OK. | (i) Not Recommended (ii) Recommended |
| EE-V (Elect.) | No Electrical proposal marked on the plan | ----- |
| EE-PH | No P.H. proposal marked on the plan | ----- |
| EE-I (Design) | The proposed room in front sit out at 2nd floor level is feasible provided proper structural arrangement is provided for the new construction. | Balcony not Recommended |

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Agenda Item No. 20

The proposal submitted by Sh. Jasbir Singh, H.No. 1418-A, MIG, Sector 61, Chandigarh was examined in detail and the committee rejected the proposal due to the following reasons:

| Scrutiny by | Observations | Recommendation |
|---------------|--|-----------------|
| Architect | As per order no. 51 dated 03.03.2016, the plans submitted upto/ prior 31.12.2015 are to be considered by PAC (L) | Not Recommended |
| EE-V (Elect.) | No Electrical proposal marked on the plan | ----- |
| EE-PH | No P.H. proposal marked on the plan | ----- |
| EE-I (Design) | No structural advice can be given because the plans found not OK as per the report of Architect CHB. | Not Recommended |

Agenda Item No. 21

The proposal submitted by Sh. Ashwani Kumar, H.No. 1450-B, MIG, Sector 61, Chandigarh was examined in detail and the committee approved the proposal due to the following reasons:

| Scrutiny by | Observations | Recommendation |
|---------------|---|----------------|
| Architect | The plans have been scrutinized and found OK | Recommended |
| EE-V (Elect.) | No Electrical proposal marked on the plan | ----- |
| EE- PH | No P.H. proposal marked on the plan | ----- |
| EE-I (Design) | The room proposed at 2 nd floor level sit out at front is feasible provided proper structural arrangement. | Recommended |

Agenda Item No.22

The proposal submitted by Smt.Sarita Choudhary, House No. 2798, Sector 49-D, Chandigarh was examined in detail and the committee rejected the proposal due to the following reasons:

| Scrutiny By | Observations | Recommendations |
|-------------|--|---------------------------------------|
| Architect | (i)The store proposed in rear court yard is not permissible as it affects the light and ventilation of existing room in the rear. (ii)The closure of main entry door by raising 9" thick wall and removal of 4-1/2" inches thick wall of the kitchen as proposed are allowed. | i) Not Recommended ii) Recommended |
| EE-V(Elect) | No Electrical proposal marked on the plan. | ----- |
| EE- PH | No P.H. proposal marked on the plan. | ----- |

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|--------------------------|--|-----------------|
| EE-I (Design) | No structure advice can be given because the store proposed in rear court yard is not permissible as it affects the light and ventilation of existing room in the rear as intimated by architect | Not Recommended |
|--------------------------|--|-----------------|

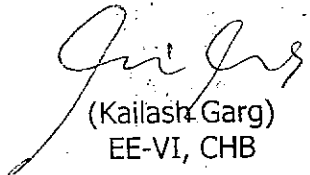
The Chair was also of the opinion that the allottees may be advised to make the addition/alteration in the dwelling unit as per standard design of Need Based Changes and the minutes of the meeting should be uploaded on website of Chandigarh Housing Board and on Notice Board of C.H.B. and to the individual allottees be intimated as well.

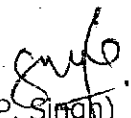
The meeting ended with the thanks to Chair and all the members of the

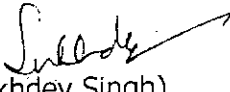
Committee.

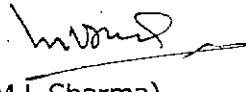

 (Vimal Sharma)
 Architect, CHB



 (Jasvinder Singh)
 EE-I (Design), CHB

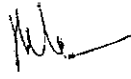

 (Kailash Garg)
 EE-VI, CHB



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

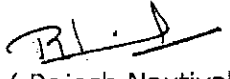

 (Sukhdev Singh)
 SDE(Building),
 E.O, U.T. Chandigarh

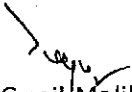

 (M.L.Sharma),
 Station Fire Officer,
 U.T. Chandigarh.


 (C.J. Bansal)
 SDE PH-III/ Enf., CHB


 (Rajeev Khana)
 SDE PH-I/Enf., CHB


 (Kirpal Singh)
 SDE PH-II/Enf., CHB


 (Rajesh Nautiyal)
 SDE E-IV/Enf., CHB


 (Sunil Malik)
 Secretary-cum Estate Officer,
 CHB, Chandigarh.