



CHANDIGARH HOUSING BOARD

CHANDIGARH ADMINISTRATION UNDERTAKING

8, JAN MARG, SECTOR 9, CHANDIGARH -160 009, Ph: 4601612,

No.PA/CEO/EA1/2023/02

Dated: 03.01.2023

ORDER (Need Based Changes in CHB Dwelling Units)

The Finance Secretary-cum-Chief Administrator, U.T., Chandigarh vide memo no. 33/3/115-UTFI(4)-2018/446 dated 08.01.2019, memo no. 33/3/115-UTFI(4)-2019/2306 dated 11.02.2019, and further vide memo no. 33/3/115-UTF-I(4)-2022/18876 dated 20.12.2022, with the approval of HG-the, Administrator, Union Territory, Chandigarh, allowed following need based changes for Chandigarh Housing Board dwelling units in relaxation of Chandigarh Building Rules (Urban),2017 to the extent:-

1.	Balconies projecting 914mm (3 feet) along the entire width of the courtyard on the front and rear side wherever not provided originally, is allowed subject to structural stability. Wherever, the privacy of the adjoining DU is affected, the curtailed width of the balcony will be allowed and the allottees shall avail lesser length of balcony. No such balcony will be allowed on the façade where balcony/ verandah is already provided as per the original design of CHB. The benefit is however, subject to payment of charges to be decided by CHB. The allottees should mark this additional provision on the relevant standard drawing of the CHB and submit with CHB's office for reference and record.
2.	457mm (1 ½ feet) projections may be constructed over windows and doors extending upto 152mm (6 inches) on both sides of the door and window length as per the standard design already posted on the web page of Chandigarh Housing Board on the official portal of Chandigarh Administration at ' www.chandigarh.gov.in '. The standard drawing can be downloaded from the web without any charges or the same can also be collected from CHB on payment of standard fee Rs.200/- (Rs. Two hundred only) + GST per print. Further, the allottees, who have already provided or wish to provide chhajjas over the doors and windows, which are not as per standard design and material (such as chhajja made in fiber glass), are allowed to retain/provide the same subject to the condition that the projection shall not be more than 1'-6" from the face of wall and a payment of fee of Rs 5000/- (Rupees five thousand only) + GST per D.U. The projections should not be on the Government land.
3.	Additional windows are allowed to be provided in the end walls of the corner DUs 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 '. The standard drawing can be downloaded from the web without any charges or the same can also be collected from CHB on payment of standard fee of Rs.200/- (Rs. Two hundred only) + GST per print.
4.	The lowering of cill of existing windows is allowed upto 4 inches above the 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 '. The standard drawings can be downloaded from the web without any charges or the same can also be collected from CHB on payment of standard fee of RS. 200/- + GST per print. The same is allowed subject to mutual consent of the allottees of the adjoining floor abutting the additional construction. Prior to the commencement of the construction, the allottees are required to deposit fee @ Rs.200/- per sq. ft. + GST for additional coverage. Further the

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	same is allowed subject to the certificate of structural stability on standard Performa of CHB from the Structural Engineer on the panel of Chandigarh Administration.
6.	115 mm (4 ½ inch) walls inside the apartments may be removed in case the owner intends to consolidate spaces. Walls thicker than this being load bearing shall not be demolished. In independent houses of CHB, the removal of wall thicker than 115 mm (4½ inches) may be permitted subject to submission of certificate of structural stability from empanelled Structure Engineer of Chandigarh Administration. However, in case of any issue about structural stability, the criminal/civil liability shall rest with both the allottee and the Structure Engineer certifying the structural stability.
7.	Provision of grill/glazing in the verandah/balcony is allowed subject to the following conditions: - (a) A continuous minimum area of 1.22 mtr. X 1.22 mtr. (4' X 4') must be openable for rescue operation in case of fire. (b) Deposit of a fee of Rs 10,000/- (Rupees ten thousand only) + GST per balcony in case of provision of grill. (c) Deposit of a fee of Rs 25,000/- (Rupees twenty five thousand only) + GST per balcony in case glazing of the balcony as provision of glazing amounts to additional habitable covered area. (d) Clearance from the Chief Fire Officer, UT, Chandigarh.
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 is allowed in the common area to be made in the roof slab, to be covered with a flap door.
9.	Width of main gate is allowed to be increased to 3660mm (12 feet) and height upto 1820mm (6 feet). Grill for security may be installed on existing boundary wall so that top level of the grill matches with that of the gate.
10.	1. Regarding Treatment of outer surface of building by way of painting and cement paint, uniformity of color pattern to be maintained for each of the block. The permitted colors like terracotta, cement etc to be listed out in due course by the CHB in consultation with the Chief Architect, Chandigarh Administration. 2. The tile work in flats only on the main inner entry portion façade of flats is allowed. 3. In Independent houses tile work is allowed subject to the condition that the building is within the building line and 9" common wall should be left as a common band.
11.	Temporary car shed with steel pipe frame and polycarbonate sheet/fiber glass cover with transparency shall be allowed to be installed only within the boundary wall and having mean average height upto 7'-6".
12.	Coverage of balconies with light weight materials in the form of sunshades as per standard design is allowed. The two dimensional drawings are available on the web page of Chandigarh Housing Board on official portal of Chandigarh Administration at ' www.chandigarh.gov.in '. The standard drawing can be downloaded from the web without any charges or the same can also be collected from CHB on payment of standard fee of Rs.200/- (Rs. Two hundred only) + GST per print.
13.	Subject to Sr. No 6, Allottees of all CHB dwelling units are allowed to make any internal change in their dwelling units/ flats/ apartments without any approval from CHB subject to the following conditions: (a) That the internal change is required to be certified to be structurally safe on standard Performa of CHB by structural engineer on the panel of Chandigarh Administration. (b) That the internal change is as per the notified Chandigarh Building Rules -2017 and the latest National Building Code (Light, ventilation, area etc.) approved by an Architect on the panel of Chandigarh Administration for self-certification

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	<p>(c) That the internal changes are within the building line, skyline and within the plotted area without any increase in the covered area and there is no change to the exterior face of the building so as to present a uniform street picture.</p>
14.	<p>All the allottees of CHB dwelling units are allowed to construct one additional door in dwelling units of Chandigarh Housing Board subject to the following conditions:-</p> <p>(a) The allottee shall obtain the certificate of structural stability on standard Proforma of CHB from a structural engineer on the panel of Chandigarh Administration and submit a copy to Chandigarh Housing Board for record, prior to the commencement of work of provision of additional door.</p> <p>(b) No door will be allowed opening onto the public open space, right of way of the road/ road berm/ pavement, outside the plotted area, open/green space, reserved space.</p>
15.	<p>The additional construction of 150 sq. ft. or 75% of the area of the rear courtyard/ terrace, whichever is lesser, is allowed subject to fulfillment of building byelaws i.e. sufficient light and ventilation as specified in condition No. 4.2.11 of Chandigarh Building Rules (Urban), 2017, in the CHB dwelling units (except Independent houses). Further the same is allowed subject to the condition that plans are prepared/submitted by the Pvt. Architects who are on the panel of Chandigarh Administration for the purpose of self certification and also subject to the following conditions:-</p> <p>(a) Certificate of structural stability on the standard proforma of CHB from a structural engineer on the panel of Chandigarh Administration.</p> <p>(b) The resultant terrace of such construction shall be non-approachable i.e. having no access to the roof and shall have 9" high parapet.</p> <p>(c) Maximum clear height permissible for the additional construction shall be same as per the habitable rooms of the dwelling units.</p> <p>(d) Payment of a fee of Rs. 200/- (Rupees Two Hundred Only) per sq. ft. plus GST subject to the minimum Rs. 20,000/- (Rupees Twenty Thousand only) plus GST.</p> <p>(e) Owner occupying more than one floor of DUs are allowed to take the benefits of additional construction at only one floor level.</p> <p>No construction shall be allowed on the terrace above the additional construction allowed in the courtyard and top terrace where services such as water tanks, solar water heater etc. are provided.</p>
16.	<p>3050mm (10'-0") wide gate is allowed in the side/rear boundary wall of the rear courtyard abutting V-5/V-6 roads. However, no gate is allowed in the rear courtyard abutting V-3 and V-4 roads, open public hazardous spaces, etc. Further, grill upto a height of 686mm (2'-3") is allowed to be provided on the boundary wall of the rear court yard. The height of the gate shall not exceed the height of the boundary wall or height of grill fixed on the boundary wall wherever grill is to be provided.</p>
17.	<p>The coverage of the corridor area adjoining the DUs of HIG (Upper) category in Sector 45-A, Chandigarh, is allowed as per standard design of the said category. The same, however, is allowed subject to the following conditions:</p> <p>(a) Submission of mutual consent of all allottees, i.e. ground floor, first floor, second floor, third floor etc. of the block, to Chandigarh Housing Board.</p> <p>(b) Submission of certificate of structural stability to CHB on the standard proforma of CHB from structural engineer on the panel of Chandigarh Administration.</p> <p>(c) Deposit of a fee of Rs 10,000/- (Rupees ten thousand only) + GST to CHB.</p> <p>The standard drawing can be downloaded without any charges from the website of</p>

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	Chandigarh Administration ' www.chandigarh.gov.in ' or the same can be collected from Chandigarh Housing Board on payment of standard fee of Rs.200/- (Rs. Two hundred only) + GST per print.
18.	<p>All the allottees of Chandigarh Housing Board DUs are allowed to shift the gate from the side boundary wall, wherever provided, to the front boundary wall of the front courtyard of their respective dwelling units subject to the following conditions: -</p> <p>(a) The boundary wall will be constructed after removing the side gate.</p> <p>(b) The road berm in front of the plot will have to be in form of a sloping ramp without any steps for approach, so that there is no hindrance to the pedestrian/wheel chair movement on the road berms</p> <p>(c) Although no approval from Chandigarh Housing Board is required for the same, however, a fee of Rs 5,000/- (Rupees five thousand only) + GST per dwelling unit will be chargeable from the allottees for availing the benefit of shifting the gates to the front boundary.</p>
19.	The allottees of HIG (Upper)-Cat-I, HIG (Upper), HIG (Lower)-Cat-II-Type-A, HIG (Lower)-Cat-II-Type-B of Sector 45-A and 39-B, Chandigarh, are allowed to use the roof of the parking space at first floor level as terrace by converting the window abutting this terrace into a door and to provide 1220mm (4'-0") high M.S. railing only, subject to mutual consent of allottees of upper floors, having their porch/garage below and also subject to payment of compounding fee of Rs 5,000/- (Rupees five thousand only) + GST per D.U. However, coverage of this terrace is not allowed.
20.	<p>Allottee(s) are allowed to construct lifts, as per the design approved by OBPAS (Online Building Plan Approval System) through the concerned empanelled Private Architect under the Self Certification Scheme. NOC for online submission drawings of Lift will be issued by CHB before submission of online Plans. For issuance of NOC, a 15 days Notice will be issued to the rest of allottee(s) of the Block for contributing proportionate cost, in case, they intend to use the lift. For this, a block is defined as all the dwelling units, which are accessed by the common staircase.</p> <p>Wherever, the restriction for construction of lifts within the building line is practically not possible, there adjacent appropriate space to be allowed for construction of lifts without the transfer of the ownership rights of the Govt. Land. It will be applicable only on the Houses/Dwelling Units constructed by the Chandigarh Housing Board. It will not set a precedent.</p>
21.	<p>Following additional constructions in the DUs of HIG (Lower)/Cat-II DUs in Sectors 47-C, 45-B, 41 & 38-A are allowed: -</p> <p>(a) Coverage of void in front of the window of front bedroom on all floors upto the area of duct and merge the same with the existing room. However, coverage of the ducts will not be allowed.</p> <p>(b) The coverage at first floor of the void area above scooter parking space and its conversion into a store by dividing the space equally between the both allottees of the first floor subject to payment of Rs 15,000/- (Rupees fifteen thousand only) + GST.</p>
22.	In the independent houses, that CHB may follow the provisions of CBR (Urban), 2017 of houses (plotted) at par with marla houses as is already being followed by Chandigarh Administration. However the street picture will remain same. The private empanelled architect through OBPAS may certify plans under Self Certification Scheme after complying with procedure laid down in CBR 2017. However the allottees shall be required to deposit fee for the additional FAR as per the formula below:-

 03/01/2013

	<p>Present collector Rate per Sq. yd. ----- X 35%X Additional covered area in Present permitted sq. yd. FAR for the location</p>
23.	The front courtyard brick boundary walls on the front side, wherever provided in the CHB houses may be replaced with flexible/sliding gates at the same location. The CHB to issue a standard design of the flexible/sliding gates to maintain uniformity.
24.	<p>The rain water spouts provided in the balconies can be connected with single 2½" dia. pipe by the allottees on their own in such a way that the services are not exposed on to the street as far as possible..</p> <p>The rainwater spouts provided in the balconies may be connected to Rain Water Harvesting.</p>
25.	Solar panels may be installed by the allottees on terrace subject to the consent of all the allottees of the block and subject to the certificate of structural stability on standard performa of CHB from the structural Engineer on the panel of Chandigarh Administration.
26.	1'-6" wide foldable temporary Projection/shades may be provided over windows extending upto 6" on both the sides of window in the end wall.
27.	The allottees are allowed to increase the total capacity of Water tank maximum upto 1000 Ltrs subject to Certificate of structural stability on the standard proforma of CHB from a structural engineer on the panel of Chandigarh Administration.
28.	<p>For LIG (Upper) duplex DU's Sector-41 A, Chandigarh:</p> <p>(a) Extending the width of room by about 2'-0" in rear courtyard is allowed subject to fulfillment of light and ventilation norms, the extended room is within the building line and with the condition that allottee will submit structural stability certificate from registered structural Engineer empanelled by the Chandigarh Administration and additional area consumed on this account will be deducted from over all permissible area of 150 Sq. ft. or 75% of the area of the rear courtyard/terrace whichever is less.</p> <p>(b) The terrace at First Floor in LIG (Upper) Duplex Flats in Sector-41A Chandigarh may be converted into glass house. However, any construction using any opaque material shall not be allowed.</p> <p>(c) The terrace at Second Floor in LIG (Upper) Duplex Flats in Sector-41A Chandigarh may be converted into terrace garden. However, any construction using any material shall not be allowed.</p>

This supersedes all previous orders of need based changes.

(Dharam Pal, IAS)
Chairman,
Chandigarh Housing Board,
Chandigarh.

 03/01/2023

Endst.No. PA/CEO/EA1/2023/ 03

Dated: 03.01.2023

A copy is forwarded to the following for information and necessary action please:-

1. The Secretary, CHB, Chandigarh
2. The Chief Engineer, CHB
3. The Superintending Engineer-I/II, CHB
4. The Architect, CHB;
5. The Executive Engineer-I/II/III/IV/V/VI/VII/HQ/Enf. Officer CHB
6. The Chief Accounts Officer, CHB
7. The Senior Law Officer, CHB
8. Computer Incharge, CHB (for uploading on the website)
9. Administrative Officer (for posting on Notice Board)



03/01/2023

(Yashpal Garg, IAS)
Chief Executive Officer,
Chandigarh Housing Board
Chandigarh.

Endst.No. PA/CEO/EA1/2023/04

Dated: 03.01.2023

A copy is forwarded to the following for information please:-

1. The Commissioner, MC, Chandigarh
2. The Estate Officer, UT, Chandigarh.
3. The Additional Secretary (Estates), UT, Chandigarh
4. The Chief Engineer-cum-Special Secretary Engineering, UT, Chandigarh.
5. The Chief Architect, UT, Chandigarh
6. The Director, Public Relation, UT, Chandigarh
7. The Chief Fire Officer, UT, Chandigarh



03/01/2023

(Yashpal Garg, IAS)
Chief Executive Officer,
Chandigarh Housing Board
Chandigarh.

Endst.No. PA/CEO/EA1/2023/05

Dated: 03.01.2023

A copy is forwarded to the following for kind information of the officers please:-

1. P.S to the Adviser to the Administrator, UT, Chandigarh;
2. P.A. to Finance Secretary-cum-Chief Administrator, UT, Chandigarh.
3. PA to Chairman, CHB, Chandigarh
4. PA to Chief Executive Officer, CHB, Chandigarh



03/01/2023

(Yashpal Garg, IAS)
Chief Executive Officer.,
Chandigarh Housing Board
Chandigarh.