



CHANDIGARH HOUSING BOARD

A CHANDIGARH ADMINISTRATION UNDERTAKING

No. CHB/EO/2026/2649897

8, Jan Marg,
Sector 9-D, Chandigarh
0172-2511133

Dated: 10.03.2026

Implementation of the Need Based Changes order 02 dated 03.01.2023

Whereas, the Need Based Changes order dated 03.01.2023 was issued by the Chairman after due approval from the H.G.-Administrator, Union Territory, Chandigarh.

Whereas, in the meantime, the Hon'ble Supreme Court vide Judgement dated 10.01.2023 in Civil Appeal No. 274 of 2023 titled 'Resident's Welfare Association and Another Vs Union Territory of Chandigarh and Others' has directed in para 166 (vii) reproduced as under:-

"(vii) We further direct that hereinafter, the Central Government and Chandigarh Administration will freeze FAR and shall not increase it any further."

Whereas, a High Powered committee headed by the Secretary Estate, UT, Chandigarh was constituted vide order no. 1 dated 02.01.2026, to look into the matter to review the 'Need Based Changes' already notified on 03.01.2023 in view of the Hon'ble Supreme Court judgement dated 10.01.2023. The committee deliberated and decided that the directions in the judgement dated 10.01.2023 passed by Hon'ble Supreme Court of India in Civil Appeal No. 274 of 2023 titled 'Resident's Welfare Association and Another Vs Union Territory of Chandigarh and Others' are prospective in operation.

Whereas, the committee recommended that the Chandigarh Housing Board may be directed to start the implementation of Clause 1 to 21, 24, 26, 27, 28 of Need Based Changes Order No. 02 dated 03.01.2023 subject to the condition that this shall not be applicable to CHB dwelling units in Phase-I of Chandigarh in view of the judgement dated 10.01.2023 passed by Hon'ble Supreme Court of India in Civil Appeal No. 274 of 2023 titled 'Resident's Welfare Association and Another Vs Union Territory of Chandigarh and Others'.

Whereas, the Hon'ble Administrator, UT Chandigarh has accorded approval to minutes of meeting of the High Powered committee.

Now therefore, the Need Based Changes order dated 03.01.2023, the following clauses will be implemented as per the following:-

Clause No.	Mode of Implementation
1	In order to bring transparency, the curtailed balcony shall be specified property type/scheme wise.
2 to 21	The implementation is to be same as per the Need Based Changes order no. 02 dated 03.01.2023
24	The implementation is to be same as per the Need Based Changes order no. 02 dated 03.01.2023
26 to 28	The implementation is to be same as per the Need Based Changes order no. 02 dated 03.01.2023

SOP for implementation of the Need Based Changes order is also enclosed as Annexure-A1 to A7. →


10/03/2026.
Chief Executive Officer
Chandigarh Housing Board,
Chandigarh