

Notifications and Orders

(149) Directions regarding building Plan in respect of flats of the Army Welfare Housing

Society, Sector 47-C, Chandigarh - In exercise of the powers conferred under Section 4 of the Capital of Punjab (Development and Regulation) Act, 1952, 1, Sanjay Kumar, I.A.S., Chief Administrator, Union Territory, Chandigarh issue the following order in respect of flats of the Army Welfare Housing Society, Sector 47-C, Chandigarh. These orders shall come into effect from the date they are notified in the official gazette:—

1. Loft constructed at a height of 6'—9" from the floor level against minimum height of 7—6" prescribed in the building bye-laws, shall be compoundable as per the rates prescribed by Chandigarh Administration.
 2. Different finishing material and use of snowed on the external walls shall be allowed by keeping the same color/shade/specification for each block.
 3. It shall be allowed to construct a habitable room with toilet, or store with pucca roof for ground floor dwelling units in the rear courtyard to a maximum extent of area 13.94 Sqm. (150 Sq.ft.) subject to fulfillment of light and ventilation norms & zoning regulations and compounding charges rates of which shall be decided by the Chandigarh Administration. No additional construction shall be allowed above this room/store.
 4. Openable/Fixed glazing in the balcony/verandah shall be allowed, provided it does not damage the structural stability of the dwelling unit and light and ventilation to corresponding rooms is not affected.
 5. If the construction has been done up to 9" beyond the permissible zone because of structural reasons, the same shall be allowed, subject to payment of compounding charges as per rates prescribed by the Chandigarh Administration.
 6. Temporary coverage in the form of sunshades over balconies of uniform color shall be allowed with light weight material and of uniform design.
 7. 2'—3" high fencing over 5'—11.5" brick rear boundary wall on rear shall be allowed for block No. 13 abutting on V-3 road.
 8. Stair headway constructed at the height of 6'—0" against the minimum permissible height of 6'—9" shall be compoundable as per the compounding charges prescribed by Chandigarh Administration.
 9. A sliding operable steel grill in the verandas shall be allowed. The glazing or sliding grills in verandas of size of a standard door opening and a window, which is not smaller than 1.22m x 1.22m (4'—0" x 4'—0") for proper light and ventilation shall be allowed. However, conversion of Porch into habitable room shall not be allowed.
 10. Minor internal changes made in building during the course of construction i.e, change in size and location of the doors, windows and ventilators, minor change in size of rooms, construction of W.C, and bath instead of toilets and change in the position of the toilets, stores and kitchen, shall be compoundable as per rates prescribed by the Chandigarh Administration, provided there is no violation of Zoning regulations and building Rules, and orders issued by Chief Administrator in this regard from time to time.
 11. 2—3" high steel grills on the front brick compound wall shall be allowed. However, the height of boundary wall shall not exceed as specified in zoning. In addition to the above, the following deviations shall also be allowed to be relaxed only in this society (AWHS), subject to the condition that no encroachment on Govt. Land shall be allowed :—
 1. Light weight sunshades on windows shall be allowed.
 2. Grill in balcony shall be allowed.
 3. Windows extended into rooms, subject to covered area norms shall be allowed,
 4. Kitchen and toilets extended into covered veranda, subject to structural safety and technical feasibility will be allowed.
 5. Servant room shall be allowed to be merged into living room or main unit, subject to structural safety.
- This order shall not be treated as a precedent in any such similar building/society letter in Chandigarh,
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