



**CHANDIGARH ADMINISTRATION  
(ESTATE-II BRANCH)**

The Estate Officer,  
Union Territory, Chandigarh.

The Chief Architect,  
Union Territory, Chandigarh.

Senior Architect-cum-Nodal Officer PAC,  
Union Territory, Chandigarh.

Memo no. 77-UTFI(3)-2021/ 2701  
Dated, Chandigarh the 05.03.2021

**Subject: Minutes of the meeting held under the Chairmanship of the Principal Secretary (Home/Finance & the Chief Administrator), Chandigarh Administration on 15.02.2021; regarding Revised Building Plan of House No.46, Sector 9-A, Chandigarh (RP 7790).**

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Enclosed please find herewith a copy of Minutes of Meeting held under the Chairmanship of the Principal Secretary (Home/Finance & the Chief Administrator), Chandigarh Administration on 15.02.2021, on the subject noted above.

2. You are requested to take necessary action in the matter.

**This issues with the approval of the Adviser to the Administrator, Union Territory, Chandigarh.**

*RS 5/3/21*  
Superintendent Estate-II  
For Principal Secretary Estate,  
Chandigarh Administration.

(10)

**MINUTES OF THE MEETING HELD UNDER THE CHAIRMANSHIP OF THE PRINCIPAL SECRETARY (HOME/FINANCE & THE CHIEF ADMINISTRATOR), CHANDIGARH ADMINISTRATION ON 15.02.2021 REGARDING REVISED BUILDING PLAN OF HOUSE NO. 46, SECTOR 9A, CHANDIGARH (RP 7790)**

Following were present:

1. Deputy Commissioner-cum-Estate Officer, UT, Chandigarh
2. Chief Architect, Department of Urban Planning, UT, Chandigarh
3. Additional Secretary (Estates), Chandigarh Administration
4. Assistant Estate Officer, UT, Chandigarh
5. Senior Architect-cum-Nodal Officer PAC, UT, Chandigarh
6. Divisional Town Planner, UT, Chandigarh
7. SDO (Building), UT Chandigarh

The Assistant Estate Officer, UT, has explained that the Revised Building Plans submitted in residential plots of above 2 Kanal category creates conflict in the existing lawful building approved under the old zoning and new zoning issued vide letter dated 14.10.2016. He further elaborated that in case of revised building plan of House No. 46, Sector 9A, Chandigarh, which is a residential plot of above 2 Kanal category, the building plans of this plot were sanctioned in 1983 as per the zoning provision at that time. To resolve the issue for all categories, PAC members recommended that the old zoning may be applied on such RBPs wherein the owner wish to retain the old building approved under old zoning without any change in his old building subject to compliance of the old FAR rules and zoning. However, if the applicant wish to demolish old structure then the new zoning and FAR rules may be applied on the RBPs submitted under the new building bye-laws 2017. It was informed by the Chief Architect that any change in zoning parameters shall impact the progress of Online Building Plan Approval System (OBPAS).

In view of above recommendations, matter was deliberated in the presence of CA, UT and EO and a view emerged that persons in the above 2 Kanal category in the residential category be allowed to retain his old structure duly approved as per old zoning subject to the condition that new construction will be within the new zoning and as per FAR applicable including the old and new construction. However, in case the concerned person wish to demolish the old structure then the new zoning and FAR rules will be applicable on the RBPs submitted under the new building bye-laws 2017. Above recommendations will be applicable to all the similarly placed cases in the future also.

Meeting ended with vote of thanks to the Chair.

U. G. S.  
NSC  
12/02/2021