

**PROCEEDING FOR THE SPECIAL BOARD MEETING TO BE HELD ON 07-02-2026  
AT 1200 HOURS IN THE OFFICE OF CANTONMENT BOARD DAGSHAI**

**THE FOLLOWING ARE PRESENT/ ABSENT:-**

1.	Brig Sundeep Madan, SM, Station Commander	President	Present
2.	Sh. Himanshu Samant, Chief Executive Officer	Member Secretary	Present
3.	Sh. Charan Prashad	Nominated Member	Present

**77. DRAFT MODEL BUILDING BYE-LAWS 2026 OF DAGSHAI CANTONMENT - SECURITY IMPLICATIONS FOR ZONE-II ADJACENT TO A-1 DEFENCE LAND.**

Reference CBR No. 1 & 2 both dated 05.05.2025, HQ 2 Corps letter No. 1643/R/Q3 dated 27-11-2025. HQ Western Command letter No. 57459/Cantt Gen/Q3(B) dated 16-12-2025 and Dte. DE, WC, Chandigarh letter No. 2/Building Bye-Laws/Gen/WC/DE/RMS:33280/27 dated 24-12-2025 and CBR No. 76 dated 12-01-2026.

To consider instructions contained in Dte. DE, WC, Chandigarh letter referred to above regarding re-examination of the Draft Building Bye-Laws of Dagshai Cantonment with special focus on security implications of constructions in Zone- II adjoining A-I Defence Land.

In compliance, a detailed ground survey was conducted by the LMA covering A-I defence land Survey Nos. 96, 188/A, 179, 186, 196, and 35 which are contiguous to Zone- II (Outside Civil Area). Properties located within 20 meters of these land pockets inside Zone- II were identified and examined for visibility and elevation concerns.

According to the survey conducted by the LMA (11 KUMAON) which report dated 12-01-2026 forwarded by Station HQ letter No. 204/5/D/Q dated 14-01-2026, it was observed that Survey Nos. 96/1, 79, 183/2-A, 192, 194, 32, 34 and 41, Zone -II (Outside Civil area) have security implications with respect to building height in Zone-II. The existing construction on these Sy Nos. have visibility into the defence land. To preserve this natural elevation advantage and mitigate future visibility or security risks, a status quo regarding existing building heights and restriction of 10 meters may be incorporated into the revised bye laws for all future constructions contiguous to these survey number.

Accordingly, it is proposed to insert a new clause, 14.2.5 - Additional Height Restriction for Security Reasons, in the Draft Building Bye-Laws. Under these clause a status quo regarding existing building heights and a maximum building height of 10 meters from ground level may be applied to all future constructions on properties directly abutting Survey No. 96, 188/A, 179, 186, 196 and 35 to maintain the natural elevation advantage and prevent visibility into A-1 Defence Land.

There is 01 property adjacent to Survey No. 96, namely: Sy No. 96/1 (lease), 01 property adjacent to Survey No. 188/A, namely: Sy No. 79 (Old Grant), 01 property adjacent to Survey No. 179, namely: Sy No. 183/2-A (01 lease), 01 property bounded by Survey No. 186, namely: Sy No. 192 (OGB), 01 property bounded by Survey No. 186 and 196, namely: Sy No. 194 (OGB) and 03 properties adjacent to Survey No. 35, namely: Sy No. 32, 34 and 41 (01 OGB and 02 leased site Bungalow).

The matter along with the relevant documents are placed on the table.

**RESOLUTION No. 77**

The Board considered. After detailed discussion the Board resolved to approve the proposal to incorporate a new Clause as under:

**"14.2.5 ADDITIONAL HEIGHT RESTRICTION FOR SECURITY REASONS**

In addition to the general provisions under Clause 14.2.4, an additional height restriction is imposed on specific properties in Zone-II contiguous to A-I Defence Land.

To preserve the natural elevation advantage and mitigate visibility risks into A-I Defence Land, a status quo regarding existing building heights and a maximum building height of 10 meters from ground level may be applied to all future constructions on properties directly abutting Survey No. 96, 188/A, 186, 196, 35 and 08 meter abutting to Sy. No. 179.

The 10 meters restriction applies to the following properties having Survey Numbers: 96/1, 79, 192, 194, 32, 34, 41 and 8 meters for Sy. No. 183/2-A.”

In effect, the maximum building height in Zone- II will remain 13.45 meters, while a maximum height restriction of 10 meters and 08 meters will apply to the specified above survey numbers.

78. **REVISION OF DRAFT MODEL BUILDING BYE-LAWS – OBSERVATIONS MADE BY THE AHQ.**

The Cantonment Board, Dagshai, vide CBR No. 1 & 2 both dated 05.05.2025 had approved the Draft Building Bye-Laws of Dagshai Cantonment. Subsequently, **some observations issued by Army Headquarters (AHQ)**, applicable to Draft Building Bye-Laws of Cantonment Boards, have been received vide PDDE WC Chandigarh Letter No. 2/Building Bye-Laws/Gen/WC/DE/RMS:33280 Dated 15.01.2026, for guidance and compliance.

In order to ensure conformity with the Model Building Bye-Laws and to avoid procedural or legal issues at later stages, it is proposed to incorporate following **minor modifications** in the already approved Draft Building Bye-Laws:-

- Revision of the period for inviting suggestions/objections in the draft public notice from **60 days to 30 days** and updating the year from **2025 to 2026**.
- Inclusion of a **Disclaimer** in the Draft Building Bye-Laws as proposed by AHQ.
- Amendment of the definition of “**Applicant**” in line with AHQ recommendations.
- Amendment of the clause relating to **eligibility and procedure for submission of building plan applications**, as per AHQ recommendations.
- Updating the definition of “**Commercial Building**”, wherever applicable.
- Inclusion of certain **additional definitions** proposed by AHQ under Clause 2 (Definitions), in proper alphabetical order, wherever applicable.
- Insertion of a **saving clause for existing sanctioned structures/buildings** (FSI, ground coverage, etc.)

The proposed modifications are minor in nature and are intended only to align the Draft Building Bye-Laws with general AHQ observations, without altering the basic structure approved by the Board vide CBR No. 1 & 2 both dated 05.05.2025.

The Board may consider and approve incorporation of the above-mentioned minor modifications in the Draft Building Bye-Laws of Dagshai Cantonment.

**RESOLUTION No. 78**

The Board considered and approved the minor modifications in the Draft Model Building Bye-Laws of Dagshai Cantonment.

The Board further resolved that the amended Model Building Bye Laws-2026 of Dagshai Cantonment Board be submitted to Dte, DE WC Chandigarh for onward submission to the GOC-in-C, the Command for their recommendation.

Sd/-xxx

Member Secretary  
Chief Executive Officer, Dagshai  
(Himanshu Samant)

Sd/-xxx

President, Cantonment Board Dagshai  
(Brig Sundeep Madan, SM)