

No. 342.

Date 26-12-2017

ORDER

Chandigarh Housing Board has allowed need based changes in its DUs through various orders from time to time subject to conditions mentioned therein. There are many allottees who have already made additional constructions in their dwelling units which do not fulfill the conditions mentioned in need based changes orders and hence cannot be regularized. Further, many of the allottees have constructed chajjas/cantilevers/balconies outside the plotted area, which are projecting over govt. land.

Such allottees are approaching CHB for regularization of the same as the construction was done by them many years ago and any modification to such construction to bring it in accordance to the byelaws is not feasible at this stage.

Chandigarh Housing Board has deliberated on imposing a penal charge for encroachments on incidental spaces/Govt. land and for additional constructions in its dwelling units which do not fulfill the conditions mentioned in need based changes orders @100/- (Rs. One hundred only) per Sq.ft. payable with immediate effect and subsequently once in the first month of every calendar year to give temporary exemption to allottees from immediate demolition, subject to the condition that despite the penal charge, the right of the govt. for unconditional access and use of the said spaces will be absolute for any issues such as maintenance etc. The penal charge has been imposed in view of the fact that encroachments on land outside the plotted area by the allottees cannot be regularized and also considering the fact that demolition of additional construction at a large scale may eventually be the only alternative and, in order to give some time to such allottees to remove these encroachments on govt. land/additional construction in their DUs, which are not in accordance with various need based changes orders. However, the allottees will be required to submit a certificate of structural stability to CHB from a qualified structural Engineer, having M.E./M.Tech., registered with the Chandigarh Administration in the interest of safety of the occupants and in the interest of public safety.

Further, in view of the fact that EWS and LIG DUs are allotted to people belonging to the poor strata of society, it has been decided to give a major rebate in the above said yearly penal charge to the allottees of DUs of EWS and LIG categories as well as a 10%-20% rebate to the allottees of other categories as per the table below:-

EWS	50%
LIG	40%
MIG	20%
HIG	10%

Additional discount of 50% on the discounted penal charges will be admissible to the allottees who will deposit the penal charge on their own on the basis of the self certification of the encroached area/additional area, which is not in accordance to permissible construction, by 15th January, 2018. The allottees will self certify the area of additional construction to work out the applicable fee/penal charge. They are, however, advised to take the help of private engineers/architects for calculation of the area of additional construction, so as to avoid any discrepancy in the area self declared by them. Enforcement wing of CHB will, however, check the area self declared by the allottee in case of any complaint. Any difference in the self certified area will be charged without any rebate. The allottees who do not deposit the penal charge on the basis of self certified area, will be issued notices of demolition/cancellation.

Therefore, for those depositing the penal compounding charges within 15.01.2018, the charges after applying the rebate/discount, shall be as follows:-

Category	Penal compounding charge
EWS	25%
LIG	30%
MIG	40%
HIG	45%

This issues with the approval of Worthy Chairman, Chandigarh Housing Board, dated 19.12.2017.

Sania
Chief Executive Officer,
Chandigarh Housing Board,
Chandigarh.

Endst. No. HB(S)/EA-II/2017/3903

Dated, the 26-12-2017

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

1. The Chief Engineer/ Superintending Engineer I/II, Chandigarh Housing Board.;
2. The Executive Engineer-I/II/III/IV/V-Elect./VI-PH.Divn./VII-PH.Divn./Enf/EE-IT/Arch., CHB.
3. The Chief Accounts Officer/AO-Admn./I/II/III/IV/Reception/ Colony, CHB.
4. Senior Law Officer/ Computer Incharge/ CLO, CHB.
5. PA to Advisor to the Administrator, U.T., Chandigarh;
6. PA to the Finance Secretary-cum-chief Administrator, U.T., Chandigarh.
7. PA to Chief Architect, U.T., Chandigarh.
8. PA to the Chairman, Chief Executive Officer/ Secretary, Chandigarh Housing Board.
9. Officer Order File.

V. K. Sharma
Accounts Officer,
Chandigarh Housing Board,
Chandigarh

by
28/12/17
for uploading
on CHB website
Shailu