

**ORDER**

**To be substituted bearing same number i.e. 193 dated 15.07.2019.**

Certain need based changes for dwelling units of Chandigarh Housing Board were recently permitted vide Chandigarh Administration's Memos No. 33/3/115-UTFI(4)-2018/446 dated 08.01.2019 and No. 33/3/115-UTFI(4)-2019/2306 dated 11.02.2019. The allottee/occupants were required to get their violations regularized in terms of given relaxation and remove all other violations which are not covered under this policy. However most of the allottee/occupants could not complete this exercise and they require some more time to make changes in their dwelling units.


In pursuance of the Order Endst. No. 33/3/115-UTFI (4)-2019/11209 dated 15.07.2019 of the Finance Department, Chandigarh Administration; the following has been decided with immediate effect.

The additional constructions in the dwelling units of Chandigarh Housing Board are given temporary exemption from immediate demolition upto 31.12.2020, subject to payment of penal charges. The penal charge are imposed in view of the fact that demolition of additional construction at a large scale may eventually be the only alternative, however the allottees may get some time to rectify these violations in conformity with the need based changes orders.

The allottees may self certify the area of additional construction to work out the applicable fee/penal charge. They are 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. In case of any complaint, the CHB may check the self declared area and take further action in the matter.

The above penalty scheme is subject to following:

- a) It will be applicable only for the additions/alterations within the allotted area of all the dwelling units allotted by the Chandigarh Housing Board. Hence encroachment on the government land will not be permitted to continue.
- b) The allottee/occupant is required to remove all the violations on his/her risk and cost, at the earliest, within the period being permitted with the penalty. In case of non-removal of the violations, the allotment may be cancelled and possession of the dwelling unit may be resumed by following due process.

 19/7/2019

- c) The allottee/occupant is required to submit a certificate of structural stability from a qualified empanelled Structural Engineer registered with the Chandigarh Administration in the interest of safety of the occupants and in the interest of public safety. During this period, the allottee/occupant himself/herself will be responsible for any loss/injury /public safety because of such violations.
- d) The annual penalty charges to be levied on the additional area as per following rates.

Category	Penal charges per sqr ft (Rs.) per annum	
	Suo-Moto Payment upto 30.09.2019	Payment after 30.09.2019
EWS	50/-	75/-
LIG	60/-	90/-
MIG	80/-	120/-
HIG	90/-	135/-

In view of above, the ongoing actions against additional constructions/alterations are kept pending till 30.09.2019 and thereafter the action may resume against the remaining defaulters. However the allottees who do not deposit the penal charge on the basis of self certified area, may be issued notices of demolition/cancellation.


  
 Chief Executive Officer,  
 Chandigarh Housing Board,  
 Chandigarh.

Endst. No. HB(S)/EA-II/2019/1951

Dated, the 22.07.2019

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

1. The Chief Engineer/Superintending Engineer-I/II, CHB.
2. The Executive Engineer-I/II/III/IV/V-Elect/VI-PH.Divn./VII-PH Divn./VIII/ Enf./Arch, CHB.
3. The Chief Accounts Officer/ Admn. Officer/ AO/I/II/III/IV/Reception/Colony, CHB.
4. Senior Law Officer, CHB.
5. ✓ Computer Incharge for uploading the same on website.
6. PA to Advisor to the Administrator, UT, Chandigarh.
7. PA to the Finance Secretary-cum-Chief Administrator, UT, Chandigarh.
8. Chief Architect, UT, Chandigarh.
9. PA to the Chairman, CEO/Secretary, Chandigarh Housing Board.
10. Office Order File.

  
 Administrative Officer,  
 Chandigarh Housing Board,  
 Chandigarh.