

ORDER

NO. 35

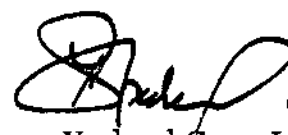
DATED: 03-03-2021

Whereas the Chief Administrator, UT, Chandigarh in exercise of powers under first provision in sub rule (3) of Rule 9 of the Chandigarh (Sale of Sites and Buildings) Rules, 1960, Sub Rule (11) of Rule 17 of the Chandigarh Lease Hold of Sites and Buildings Rules 1973 and Sub Rule (i) of Rule 9 of the Chandigarh Estate Rules, 2007, and all other powers enabling him in this behalf, with the prior approval of the Administrator, Union Territory, Chandigarh, issued the orders with the directions regarding certain relaxations in the use of Residential buildings, in public interest for allowing Paying Guest Residential Accommodation (PGRA), keeping in view the norms of urban planning and the requirements of the citizens in residential areas of Union Territory of Chandigarh, vide order endst. No. 23/3/41-UTFI(3)-2006/5468-70 dated 05.09.2006, further amended vide no. 23/3/41-UTFI(3)-2007/398-399 dated 19.01.2007 and endst. no. 23/3/41-UTFI(3)-2020/4290-92 dated 11.03.2020.

Whereas, as resolved by Chandigarh Housing Board, in its 421st meeting held on 06.08.2020, vide agenda item no.421.4.4, Chandigarh Administration, Chandigarh, was requested vide letter dated 19.08.2020 to convey approval to the Draft paying Guest Residential Accommodation (PGRA) of CHB., to allow licensed Paying Guests in more houses to discourage unauthorized paying Guest Residential accommodation (PGRA).

Whereas, Principal Secretary Housing, Chandigarh Administration, vide letter no. 11/7/249-UTFI(6)-2020/2052 dated 22.02.2021, with the approval of the Advisor to the Administrator, UT, Chandigarh, clarified that the existing Paying Guest Policy of the Administration issued in 2006 by the Chief Administrator, UT, Chandigarh, further amended in 2007 and 2020 is also applicable in residential areas/dwelling units of Chandigarh Housing Board subject to fulfillment of requisite conditions laid down in the policy issued by the Administration in 2006 and further amended in the year 2007 and 2020.

Therefore, the existing Paying Guest Policy of the Chandigarh Administration issued in 2006 by the Chief Administrator, UT, Chandigarh, further amended in 2007 and 2020, is hereby allowed to be applicable for residential areas/dwelling units of Chandigarh Housing Board subject to fulfillment of requisite conditions laid down in the policy issued by the Administration in 2006 and further amended in the year 2007 and 2020.



03/03/2021
Yashpal Garg, IAS
Chief Executive Officer,
Chandigarh Housing Board,
Chandigarh.

Endst.No. EA1/2020/ 366

Dated, the 03-03-2021

A copy, alongwith format of Form-A, B , Affidavit & Indemnity Bond are forwarded to the following for information and necessary action please:-

1. The Secretary, CHB, Chandigarh
2. The Chief Engineer, CHB;
3. The Superintending Engineer-I/II, CHB;
4. The Architect, CHB;
5. The Executive Engineer-I/II/III/IV/V/VI/VII/HQ/Enf., CHB;
6. The Chief Accounts Officer, CHB;
7. The Senior Law Officer, CHB;
8. Computer Incharge, CHB (for uploading on the website)
9. Administrative Officer (for posting on Notice Board)



Administrative Officer,
Chandigarh Housing Board
Chandigarh.

Endst.No. EA1/2021/ 367

Dated, the 03.03.2021

A copy is forwarded to the following for information please:-

1. The Principal Secretary Housing, Chandigarh Administration w.r.t. his office letter no. 11/7/249-UTFI(6)-2020/2052 dated 22.02.2021
2. The Commissioner, MC, Chandigarh
3. The Estate Officer, UT, Chandigarh.
4. The Deputy Commissioner ,UT, Chandigarh
5. The Senior Superintendent of Police ,UT ,Chandigarh
6. The Additional Secretary (Estates), UT, Chandigarh
7. The Chief Engineer-cum-Special Secretary Engineering, UT, Chandigarh.
8. The Chief Architect, UT, Chandigarh
9. The Director, Public Relation, UT, Chandigarh
10. The Chief Fire Officer, UT, Chandigarh



Administrative Officer,
Chandigarh Housing Board
Chandigarh.

Endst.No. EA1/2021/368

Dated, the 03.03.2021

A copy is forwarded to the following for kind information of the officers please:-

1. P.S to the Adviser to the Administrator, UT, Chandigarh;
2. P.A. to Finance Secretary-cum-Chief Administrator, UT, Chandigarh.
3. PA to Chairman, CHB, Chandigarh
4. PA to Chief Executive Officer, CHB, Chandigarh


Administrative Officer,
Chandigarh Housing Board
Chandigarh.

FORM "A"

PROFORMA FOR REGISTRATION

(for Running a Paying Guest Accommodation in Independent House allotted by CHB)

Details of the owner:-

1. Name of the Owner/Lessee :
2. Name of Father/Husband :
3. Category/Covered Area of the House :
4. Address of the Premises :
5. Contact No. :
6. Total Accommodation and Capacity for Paying Guests. :
7. A copy of the Physical Possession obtained from the Chandigarh Housing Board, U.T., Chandigarh, be enclosed. :

FORM "B"

PROFORMA FOR THE PAYING GUEST—INDEPENDENT HOUSE OF CHB

1. Name of the Paying Guest :
2. Date of Birth and Sex :
3. Name of Father/Husband/
Guardian along with address :
4. Permanent Home Address
with Contact Number :
5. e-mail address :
6. Mobile Number :
7. Aadhar No. :
8. Nationality :
9. Educational Qualification :
10. Purpose of Stay in Chandigarh
give detail (Studying/working any
other) :
11. Address of place of Work/
Studying. :

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AFFIDAVIT

I, _____ S/o Sh. _____
R/o _____ Chandigarh do here solemnly affirm and declare as under:-

1. That the deponent has applied for registration of Paying Guest Residential Accommodation (PGRA) in respect of H. No. _____ (**Independent**) Sector _____ Chandigarh.
2. That the deponent himself/herself/themselves is residing in the said house and shall maintain good hygiene and cleanness in the building.
3. That no front office system shall be maintained and house should appear a normal residential house.
4. That I have informed the required information to the concerned Police Station on the prescribed Proforma as per clause 3 and 10 of the notification dated 05.09.2006.
5. That the use of Paying Guest Accommodation shall not adversely affect the privacy and rights of the neighbouring residents of the locality.
6. That the Administration may stop the facility of paying guest accommodation in the event of any problem involving law and order, breach of peace and tranquillity in the locality.
7. That the record relating to the paying guest accommodation shall be prepared regularly and open for the inspection by the **Chandigarh Housing Board** or any officer approved / authorized by Chandigarh Administration at any time.
8. That the Chandigarh Housing Board, Chandigarh may, in case of breach of any of the terms of conditions of these rules or for the reasons to be recorded in writing, issue of notice under section 8-A of the Capital of Punjab (Development and Regulation) Act 1952 as amended by the Chandigarh Administration from time to time for the breach of conditions of sale and Notice under Rule 9-A of the Chandigarh (Sale of Sites and Buildings) Rule, 1960, Rule 20 of the Chandigarh Lease Hold of Sites & Building Rules, 1973, Rule 10 or 14 of Chandigarh Estate Rule, 2007 and under Regulation 17 of Chandigarh Housing Board (Allotment, Management and Sale of Tenements) Regulations, 1979 for the stoppage of such facility of Paying Guest Residential Accommodation in any premises any time and pass appropriate orders of resumption / cancellation of the allotment of the site.
9. That the orders issued by the competent authority for the stoppage of PGRA facility at any premises shall be final and binding on the owner/lessee failing which he/she will be liable for the imposition of penalty/ fine as notification by the Chandigarh Administration vide notification No 50/10/63/UTFI-(5)-2002/5232 & 5240 dated 05.06.2002 by adding the rule 9-A with interest @ 1.5.% P.M. till the date of payment.
10. That the deponent has obtained No Objection Certificate from the Chief Fire Officer, Union Territory, Chandigarh.
11. That the deponent shall renew the paying guest license annually & apply before within 30 days before closing date of renewal along with the copy of No Objection Certificate from the Chief Fire Officer, Union Territory, Chandigarh at the time of renewal.
12. That the deponent will follow all the existing guidelines / rules/ instructions and if amended any guidelines / rules / instructions from time to time by Chandigarh Administration or Chandigarh Housing Board and in case of any violation or otherwise he/she will be responsible for all consequences thereof.
13. That the residential property has been constructed as per sanctioned building plan and no un-authorized construction has taken place.

Place: Chandigarh

Deponent

Date:

Verification:-

Verified that the contents of the above affidavit are true correct to the best of my knowledge and belief and nothing has been concealed therein.

Place: Chandigarh

Deponent

Date:

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INDEMNITY BOND

1. This Indemnity Bond is made at _____ on this _____ day of _____ by Shri/Smt. _____ Son / daughter / wife of Sh. _____ allottee of Independent Residential House No. _____ Sector _____, Chandigarh, herein after called as the Executant(s).
2. Where the above said Executant(s) of this Indemnity Bond has / have applied for registration of **Paying Guest Residential Accommodation (PGRA) in respect of Independent** House No. _____, Sector _____, Chandigarh, File No. _____ on the basis of policy of Chandigarh Housing Board, Chandigarh dated _____ and the amendment/ relaxations made from time to time.
Paying Guest Residential Accommodation (PGRA)
3. And whereas the Executant(s) shall be personally liable for settling all the court case, dues so levied by the Administration, settling all liabilities arising due to registration of paying guest house.
4. And whereas the Executant(s) shall ready for Inspection by **Chandigarh Housing Board or any Officer approved / authorized by Chandigarh Administration at any time.**
5. And whereas the Executant(s) shall comply with all the provisions of Paying Guest Policy, Capital of Punjab (Development & Regulation) Act, 1952 and rules framed there under.
6. And whereas the Executant(s) has obtained the mandatory No Objection Certificate (NOC) from the Chief Fire Officer, UT, Chandigarh.
7. And whereas the executants shall comply with all other statutory permission/ provisions in respect of the paying guest facility.

Now this indemnity Bond witnessed as under:-

1. The Executant(s) shall remain liable to indemnify the Chandigarh Housing Board, UT, Chandigarh, its employees, and all other Departments of Chandigarh Administration / Statutory Authorities etc for all such losses, damages and claims on account of registration of PG in this property.
2. That the Executants shall make good any claim regarding the Paying Guest facility/property or any loss/cost of litigation/any expenses incurred or suffered by the Chandigarh Housing Board /Department of Chandigarh Administration/ Statutory Authorities etc.

In witness where of the executants have set their hand, on this bond in the presence of the following witness, this Indemnity Bond is signed on _____ at _____

Witnesses:-

1. Signatures _____
(Name & Address)

Executants

2. Signatures _____
(Name & Address)

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