



# CHANDIGARH HOUSING BOARD

CHANDIGARH ADMINISTRATION UNDERTAKING  
8, JAN MARG, SECTOR 9, CHANDIGARH -160 009, Ph. 4601612.

No. CHB-CEO/PA/2021/170

Dated, the 2<sup>nd</sup> July 2021

## VACANT COMMERCIAL/RESIDENTIAL PROPERTIES

In pursuance to the Record Note of Review Meetings dated 25.06.2021 and 28.06.2021, circulated vide letter No. CEO-CHB/PA/2021/167 dated 29.06.2021, the status was again reviewed with the Chief Accounts Officer, Senior Law Officer and concerned Accounts Officers on 01.07.2021. After discussion, it was decided that:

2. Following properties to be included in next e-Tender for disposal: -

**A. Commercial Properties-Lease Hold**

- i) Booth No.01, Sector 40-A
- ii) Booth No.09, Sector 40-A
- iii) Booth No.85, Manimajra
- iv) Booth No.215, Manimajra

**B. Residential Properties-Lease Hold**

- i) House No.402/2, Sector 45-A
- ii) House No.3117/2, Sector 41-D
- iii) House No.3014/2, Sector 41-D
- iv) House No.5501, Manimajra
- v) House No.1041-2, Sector 39-B
- vi) House No.2532-3, Indira Colony, Manimajra
- vii) House No.1102, Sector 40-B
- viii) House No.5154-B, Sector 38 (W)
- ix) House No.559, Sector 40-A
- x) House No.154-1, Sector 55
- xi) House No.3032-1, Sector 44-D
- xii) House No.3070-2, Sector 44-D
- xiii) House No.5533-3, Manimajra
- xiv) House No.3127, Sector 52
- xv) House No.5530-2, Manimajra

**C. Residential Properties-Free Hold**

- i) House No.2760, Sector 49
- ii) House No.2839-B, Sector 49
- iii) House No.2277-D, Sector 63
- iv) House No.2013-D, Sector 63
- v) House No.218-A, Sector 51
- vi) House No.127-C, Sector 51
- vii) House No.178-B, Sector 51
- viii) House No.15-B, Sector 51
- ix) House No.54-C, Sector 51
- x) House No.71-A, Sector 51
- xi) House No.2003-A, Sector 63
- xii) House No.154-A, Sector 51
- xiii) House No.155-A, Sector 51
- xiv) House No.2883-C, Sector 49

3. Following properties relates to pending court cases/appeals and its status need to be again cross checked from the relevant record: -

**A. Commercial Properties-Lease Hold**

- i) Both No.83, Maloya, (Civil Suit, CJ/1941/2019)
- ii) SCF No.146, Sector 40-C (Appeal before Chairman, CHB)
- iii) Booth No.05, Sector 40-A (CWP No.13980 of 2007)

**B. Residential Properties-Lease Hold**

- i) House No.3259, Sector 45-D (CWP No.7149 of 2009)
- ii) House No.5014, Sector 38 (W) (Court Case)
- iii) House No.2910-1, Sector 42-C (Court Case)
- iv) House No.3706, Sector 46-C (Court Case)
- v) House No.230, Sector 55 (Court Case)
- vi) House No.5140-3, Manimajra (Court Case)

**C. Residential Properties-Free Hold**

- i) House No.235-C, Sector 51 (Court Case)
- ii) House No.4810-B, Sector 38 (W) (Court Case)
- iii) House No.2198-D, Sector 63 (Court Case)
- iv) House No.2233-A, Sector 63 (Court Case)
- v) House No.2248-C, Sector 63 (Court Case)
- vi) House No.2055-E, Sector 63 (Court Case)
- vii) House No.24, Sector 51 (Court Case)
- viii) House No.2329-D, Sector 63 (Court Case)
- ix) House No.2170-B, Sector 63 (Appeal)
- x) House No.2873-B, Sector 49 (Appeal)
- xi) House No.290-A, Sector 51 (Court Case)

4. Eviction Orders have been passed with regard to the following 04 Commercial Properties and the Enforcement Section to complete the process of taking back the possession: -

- i) Booth No.1002, Sector 38 (W)
- ii) Booth No.1016, Sector 38 (W)
- iii) Booth No.1024, Sector 38 (W)
- iv) Booth No.1023, Sector 38 (W)

5. The process for cancellation to be completed in following 02 Residential Properties: -

- i) House No.5404-1, Cat.IV, Manimajra
- ii) House No.499-2, Sector 41-A

6. Now the following immediate actions to be taken in the matter:

- i. For properties to be included in next e-Tender:
  - a. Reserve Prices to be fixed by the Committee under the chairmanship of the Chief Engineer, CHB strictly on the basis of rates and criteria followed for other units of similar categories which have been included in the e-Tenders.
  - b. Cleaning, white-wash and bare-minimum repair to be carried out in accordance with the note No. CEO-CHB/PA/2021/128 dated 04.06.2021 by the Engineering Wing




- c. Concerned AO in co-ordination with the SLO to again cross-check that the property is not required to be kept vacant for any pending court cases/appeal. Thereafter these to be included in the next e-Tender within one or two weeks.
- ii. For properties involved in Court Cases/Appeals, the concerned AO in co-ordination with the SLO to again see whether the property can be included in the e-Tender without violating any directions of the Court/Appellate Authority. Further they also need to take with our panel lawyer for early disposal of the pending court case/appeal.
- iii. Secretary/Enforcement Officer to take action for eviction and resumption of the possession of properties where the eviction orders have been passed and thereafter inclusion in e-Tender for disposal.
- iv. Concerned Accounts Officer to take further action for completion of cancellation proceedings with regard to particular properties and thereafter inclusion in e-Tender for disposal.

7. On 04.06.2021, the undersigned along with the Chief Engineer, inspected some of the Residential & Commercial Properties included in the e-Tender. It was observed that many of the properties were lying vacant for last 30 to 40 years. The undersigned was highly disappointed the way we have maintained the properties in view of following observations:

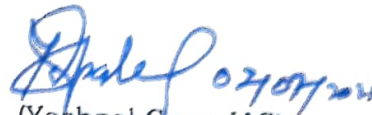
- a. There were lot of shrubs and well grown trees on the roof of some of the markets. It seems that the routine seasonal exercise of cleaning of roofs during monsoon has not been taken-up for last many years which might have further damaged these vacant properties.
- b. Rolling Shutters of most of the shops could not be opened because these were either damaged due to heavy corrosion or its mechanics got jammed because of non-operation for decades.
- c. Window panes were broken and floors of many houses were covered with heavy layers (at some places even more than one feet) of Birds droppings and it was difficult to enter in the houses.

8. The verbal explanation for the observations at para-7 was given by the officers that any expenditure on maintenance of these properties would have attracted audit objections for wasteful expenditure because the CHB was unable to get any response in the bidding process. Such an explanation is not acceptable because the poor maintenance might be one of the reason for not getting any response in earlier bidding processes and further this approach has damaged the properties which has resulted more financial loss to the Chandigarh Housing Board. This approach seems to be clearly against the principal of propriety. A separate view will be taken for appropriate actions against the concerned officers including their supervisory authorities.

9. Chief Engineer and Secretary to please closely monitor and ensure timely compliance of above. The CAO may please take-up another round of

 02/07/2021

reconciliation to identify more vacant properties, after inclusion of above properties in next e-Tender.



(Yashpal Garg, IAS)  
Chief Executive Officer,  
Chandigarh Housing Board,  
Chandigarh

1. Chief Engineer, CHB
2. Secretary, CHB
3. Chief Accounts Officer, CHB
4. All Accounts Officers, CHB
5. Senior Law Officer, CHB
6. Computer Incharge to upload on website