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“The only time you should look back is to see how far you've come.”



Vision

Chandigarh Housing Board's vision is to provide affordable, good quality housing for the residents of the Union Territory of Chandigarh and to improve the quality of life by establishing self-contained urban communities with state-of-the-art amenities, in harmony with the environment.

The Chandigarh Housing Board, a Chandigarh Administration undertaking, was established in the year 1976 by extending the Haryana Housing Board Act, 1971 to the Union Territory of Chandigarh. The primary objective of the Board is to provide reasonably priced, good quality housing for the shelter-less persons residing in the Union Territory of Chandigarh. Since its inception, the Board has focused upon

the construction and allotment of houses for the less affluent sections of society on hire-purchase basis. Till (latest figures may be updated) March 2019, the Chandigarh Housing Board has constructed a total of 67565(?) houses of various categories. It has been estimated that about 25% of the population of Chandigarh is living in CHB houses. Over time, the Board has attained a reputation for providing well designed and good quality houses at affordable prices. Chandigarh Housing Board has also constructed commercial units & undertaken other schemes & deposit works for Chandigarh Administration & other organisations and is also the implementing agency for the Co-operative House Building Societies Scheme 1991.

Covid Measures

With the onset of a global pandemic, we all found ourselves in an unprecedented situation. But as has been rightly said, extraordinary times call for extraordinary measures. The officers and officials of CHB went rose to the need of the hour and delivered in the most professional and proficient manner. The following were some of the efforts which CHB helped coordinate:

- On 1st May, 2020, Government of India started the Shramik Trains with the objective of facilitating the movement of stranded migrant labour/students and other such persons. Chandigarh Housing Board was identified as the agency to coordinate this mammoth exercise of reaching out to, and identifying these persons and then to facilitate their safe and secure homeward journey as per the protocols laid down by Government of India.
- As directed by the Chandigarh Administration decided to set-up a Help Desk to render help and assistance with those COVID active patients who had been advised Home-Isolation. The Help-Desk was made functional w.e.f. 13.08.2020 and was operating from the premises of the Chandigarh Housing Board. During the lockdown period, close to ___ calls were received.



“ The only time you should look back is to see how far you've come. ”

ARHC Implementation

Affordable Rental Housing Complex (ARHC) is a Sub-scheme under Pradhan Mantri Awas Yojana- Urban (PMAY-U) to provide affordable rental housing to urban migrants/ poor, close to their workplace. It aims to Create a conducive ecosystem for Public/ Private Entities to leverage investment in rental housing. Chandigarh Administration appointed the Chandigarh Housing Board as State Level Nodal Agency and Concessionaire for this Scheme. 2195 vacant small flats at Maloya were earmarked and it



was decided to relocate occupants of Pre-Fab Shelters at Sector-52 & 56 under the ARHC Scheme. CHB has allotted 1703 flats to the families staying in the identified Pre-Fab Shelters. The initial monthly rent was fixed as Rs 3000/- with biennially enhancement by 8% and the maximum rental period under the scheme as 25 years.

To make the ceremonious commencement of this scheme, on 21.12.2020 in a programme organized at the premises of the Chandigarh Housing Board, Shri Nityanand Rai, Hon'ble Minister of State for Home, Govt of India, handed over possession letters and keys of houses at Maloya to 15 families. The smooth and systematic implementation of this scheme has not only provided dignified and safe living to about 7000 persons but has also helped reclaim government land worth more than Rs. 12,000 crores.

“ Dignity is as essential to human life as water, food and oxygen. ”

Chairman Chandigarh Housing Board



Sh. Dharampal, IAS
Adviser to the Administrator,
UT Chandigarh
 also took over the charge of Chairman, Chandigarh Housing Board on 25.06.2021.

e-Office



Among the many lessons the pandemic year has taught us, one is the importance of a paper-less office. While work came to a halt across various departments and agencies owing to the shutting down of office spaces, file movement continued as usual in CHB even while some of the officers sat home in quarantine. Reason for this was switching to e-office back in July 2020, when housing board decided to move most of its file work on the online platform. Extensive training was carried out for this and through its Computer Section, CHB procured the requisite equipment as well as know how to undertake this exercise, including arranging for Scanners, creating e-mail accounts of NIC, arranging Digital Signatures etc. In no time at all, the office transitioned smoothly to the e-platform and movement of files became less cumbersome and more effortless.

The E-Office module developed by NIC had already been implemented successfully in different departments of the Central Government and in many State Governments, and CHB followed suit, being the first in Chandigarh Administration to do so. Through this environment friendly initiative, not only has the efficiency increased, but it has also ushered in more transparency, accountability and time bound delivery of services.

“ Efficiency is the foundation of survival. Effectiveness is the foundation of success. ”

Seniority List in Booklet Form

Transparency, fairness and clarity with regard to employee management are the cornerstones of any successful organization. Chandigarh Housing Board, in a first of its kind initiative, prepared and released the Seniority List of all its employees in a booklet form. The booklet was released by Shri Manoj Parida, IAS, Adviser to the Administrator and Chairman of the CHB. This endeavour, it is hoped, will increase the trust of the employees in the system and will reduce conflicts within the organization and lead to a more efficient and fair work environment. The booklet has been provided to every employee of the Chandigarh Housing Board to bring more transparency in promotions and other service matters. A copy of the seniority booklet has also been uploaded on the website of the CHB.

“Transparency increases credibility and accountability.”

CHB CHANDIGARH HOUSING BOARD				
(8) SUB-DIVISIONAL ENGINEERS (ELECTRICAL)				
Sr. No.	Name of Officer S/Sh.	Father's name S/Sh.	Date of Birth	Date of appointment as Sub-Divisional Engineer (Elect.)
1.	Sangeet Kumar Khanna	Ligat Rai Khanna	25.09.1967	25.05.2000
2.	Indrajit Singh	Hulak Singh	05.07.1966	28.02.2014
3.	Rajesh Nauryal	J.B. Nauryal	05.01.1964	28.02.2014

(9) JUNIOR ENGINEERS (CIVIL)					
Sr.No.	Name of Official S/Sh.	Father's name S/Sh.	Date of Birth	Date of Appointment as Junior Engineer (Civil)	Ca
1.	Vishar Tej	Om Parkash	05.06.1968	13.05.1992	

Lucky Draw

To further encourage and instil amongst the allottees the habit of making online payments to clear their dues, the Chandigarh Housing Board holds a computerized draw of lots or a lucky draw every month and gives a reward of Rs. 1000/- each to 10 individuals who have made online payment transactions.

After every draw, the winners are informed separately and the prize money is credited in their Bank Accounts, through online banking, within two-three working days. This has acted as a big motivating factor thereby giving a great impetus to the online payments being received at CHB.

Collection of CHB dues at Sampark Centers

While all efforts are being made to encourage online transactions, it also needs to be appreciated that not everyone has access to or understanding of online payment mechanisms. Thus, starting from 17.02.2021, all the Sampark Centers at different locations in the city have now been authorised to collect CHB dues. The allottees, especially from Small Flats and Affordable Rental Scheme have greatly appreciated this facility.

“Where, after all, do universal human rights begin? In small places, close to home.”

Smart Attendance Management System

In a first of its kind move, Chandigarh Housing Board, in keeping up with the 'new normal', brought in the Smart Attendance Management System which uses the facial recognition technology to replace the Biometric Attendance System that had been discontinued as part of the Covid prevention protocols. Thus, March 1, 2021, saw all the officers/officials deputed at CHB Headquarter marking their attendance through Smart Attendance Management System using Face Recognition in the morning and evening. CHB is fast becoming a pioneer in adapting and adopting the new technological innovations to ensure more efficient and effective governance.

“There's no time like the present. And no substitute to being present.”

“Opportunity dances with those already on the dance floor.”



E-Tender

With the objective of bringing in more transparency and fairness, The Chandigarh Housing Board, put up for sale its Built Up Residential Units and Commercial Units on Free-Hold and Lease Hold Basis, through E-Tender. The process is on-going and has met with a heartening response, with close to 118 units already having been sold.

While earlier, the practice of e-auction was followed, after due discussions and deliberations it was decided that the option of e-tender would be better as it would eliminate, to a great extent, the involvement of any of the staff of CHB or any middlemen and the relevant details, including number and identity of the bidders, would not be visible to anyone (including the officers of CHB), thereby greatly reducing the possibility of cartels etc.. Further, new entrants can enter the bidding at any stage, till the closure of bids. This has ushered in a new wave of citizen centric, transparent reforms in CHB, and has been well received by the public.

“The single most important ingredient in the recipe for success is transparency because transparency builds trust.”



Online Payment of Dues

As part of its initiative to promoting online services, CHB has not just made online payment of dues available, but simplified it to a great extent by providing the option for 'QUICK ONLINE PAYMENT' on the website of the Chandigarh Housing Board www.chbonline.in. The allottee/applicant only needs to mention the Category, Sector and Unit number, while rest of the fields like Name of the Allottee, Registration Number and Name of the Scheme etc will get filled up automatically, thereby making the entire process quick, simple and user friendly. Further, the allottee may generate a challan by visiting the website of the CHB and then make the payment offline in any of the branches of HDFC within Chandigarh. To facilitate those allottees who do not have internet facility or facing any difficulty in generation of challan, a counter has also been provided at the Reception of Chandigarh Housing Board office for this purpose.

Suspense Account

Over the past many years, a large number of entries of unclassified transactions had accumulated whose origins could not be traced due to various reasons. Consequently, an amount close to Rs. 112 crores was lying in the suspense account, whose attributes could not be ascertained. In a massive exercise, requiring immense effort and analyses, each entry was picked up, its origins traced and meticulously matched against any other information available. After diligently scrutinizing the data available, the amount was transferred into the accounts of the respective allottees where it is now clearly reflecting. This exercise took a lot of time and dedicated man hours by the staff of CHB, which moved forward in mission mode and overcame all the hurdles. As of today, the once seemingly colossal and daunting figure of Rs.112 crore has now been reduced to approximately one crore and through the ongoing efforts, it is hoped that even this will soon be reconciled.



“It always seems impossible until it's done.”

Covid Vaccination Drive



A covid vaccination drive was held at CHB on 30.06.2021 and 01.07.2021 for the officials of CHB and their families. Almost 104 people were vaccinated on the two days, including CHB officials, their family members and the labour working on the new office site of CHB.



New CHB Office Building

The Chandigarh Administration has allocated the Chandigarh Housing Board a chunk of land measuring 3.26 acre along Madhya Marg for construction of the new CHB office. This office building, work for which had commenced on 17.12.2018, will be a seven storey Green Building. With a target of achieving IGBC gold rating for Block B of the building, the following is envisioned:

- Efficient water flow fixtures with flow restrictors/low flow fixture selection (Potable water savings of around 30%)
- On-site STP for 100% of waste water treatment and reusing the STP treated water for flushing, irrigation to further reduce the potable water demand
- On-site rain water harvesting to recharge the ground water level
- Energy savings of around 20% with following energy efficiency measures:
 - Energy efficient VRV system
 - AHU with VFD control and fan with high efficiency motors (IE-3 class)
 - Heat recovery from exhaust for reduction in cooling load of fresh air
 - CO monitoring based car parking ventilation system to save energy
 - Roof insulation to reduce heat from top surface
 - On-site solar PV 50 KWp to reduce grid demand
 - Demand control ventilation system for fresh air (CO2 sensor)
 - Energy efficient interior lighting design and solar based LED exterior lighting system
- Use of energy efficient Double Glazing Unit (DGU glass) for facade
- Energy and water metering to continuously track various end-usage and integration of all system to BMS for central monitoring and control
- Social concern- supporting facilities for differently abled persons (Reserved toilets, ramps with handrail, lift considered with braille and audio assistance etc.)
- Occupant's health & well-being facilities within the building.
- Provision of fresh air in all spaces for better indoor air quality and to avoid sick building syndrome
- Use of lead free low VOC interior paints for healthy indoor environment
- Clause included for best construction management practices to be followed during construction to reduce the waste being sent to landfill
- Clause included for maximum use of regional, recycled and certified building materials for the construction
- Considered safety and basic facilities for labor workforce during construction
- Clause included for indoor air quality testing after all construction activities completed and interior finishing materials applied.
- Electrical car charging facilities for electric vehicles considering future demand.

