

Dated: 02.02.2023

PRESS-RELEASE

Main decisions by Board of Directors of Chandigarh Housing Board

The Board in its 427th meeting held today i.e. 02.02.2023, under the Chairmanship of Shri Dharam Pal, IAS, Advisor to Administrator and Chairman of Chandigarh Housing Board, after detailed deliberations, has taken following decisions:

1. General Housing Scheme in Sector-53:

a) CHB to launch a General Housing Scheme for following category of flats:

Description	No. of Units	Approximate Covered area (Sft)	Approximate Cost (Rs in Lacs)
Three Bed Room Flat (HIG) (Twin Basement & G+5)	192	1581.79	158
Two Bed Room Flat (MIG) (Basement & S+5)	100	1335.88	135
Two Room Flat (EWS) (S+4)	48	485.55	54
Total Flats	340		

b) A separate scheme with Four Bed Room Flats in the same parcel of land to be planned and to be placed before the Board in next meeting for consideration.

2. Considering that certain Need Based Changes have been recently permitted, it was decided that some time may be allowed to the allottees to get their violations regularized as per the permitted Need Based Changed. Accordingly, the allotment of all those allottees who's residential units were cancelled due to Building Violations and their appeals are pending before the Board to be restored at the level of the CEO-CHB on completion of following:

- Removal of all those building violations by 30th June 2023 because of which the allotment was cancelled.
- Payment of applicable revival/restoration charges

3. Amalgamation of two or more commercial units may be allowed on the lines of Estate Office, as under:

Amalgamation of SCO's/ SCF's/ Bay Shop's / Booths etc.	
i)	Two or more adjoining sites with the same ownership shall be permissible.
ii)	The partial amalgamation of floors as temporary arrangement, if the owners of the two adjoining commercial units are different and both the buildings are rented to one party, entry/opening of the size of 1.80m (6'-0") wide can be allowed for connectivity at each floor as long as the tenancy is applicable subject to taking an affidavit from the owners of the SCOs.

The above amalgamation will be subject to the condition that:

- The structural stability of the same shall be submitted by the allottees.
- Prior permission of the Secretary, CHB be obtained.

(Presently CHB was allowing amalgamation of two commercial units only of same ownership. Now more than two commercial units of same ownership can also be amalgamated. Further in case of tenancy, two units of different ownership can also be amalgamated.)

4. Transfer fees of Commercial Properties that were sold by the Chandigarh Housing Board through auction/tender i.e. competitive bidding process for the pending and new applications to be on the lines of Estate Office, as under:

- a) In case of commercial properties allotted through auction/tender, i.e. competitive bidding, the CHB may charge transfer fee on the lines of Estate Office, Chandigarh Administration with applicable GST which is given as follow:-

Type of Site/ Building	Coverable Area	Open Area
Booth/ Bay Shop (Single Storey)	Rs.400/- per sq.yd.	Rs.200/- per sq.yd.
SCF	Rs.600/- per sq.yd.	Rs.200/- per sq.yd.
SCO	Rs.800/- per sq.yd.	Rs.200/- per sq.yd.

Note: - It is clarified that these charges are for the area of the site, and not for the floor wise area of the building.

- b) The publication charges for transfer of commercial property to be kept at par with the publication charges for other properties i.e. Rs.10, 000 + applicable GST.

However for the commercial properties allotted other than auction/tender process; the CHB is charging 25% of UEI on the lines of the fees being charged by the Estate Office, Chandigarh Administration and same to continue.

(Presently CHB was charging transfer fee @ Rs. 7, 00,000/- or 7% of the present collector rate, whichever is higher. The Udyog Vyapar Mandal Chandigarh and few purchasers of the commercial properties requested for rationalization of the transfer fee on the line of Estate Office. Now the transfer charges have been substantially reduced. Further the Publication Charges have been reduced to half i.e. from Rs. 20,000/- to Rs. 10,000/-).

5. Some of the unsold Residential Units/Commercial Units, which could not be sold after 03 attempts on same reserve price, may be included in next e-Tender, after further reduction in reserve prices by about 10% at the level of the CEO-CHB.

Shri Dharam Pal, IAS, Advisor to Administrator and Chairman of Chandigarh Housing Board stated that the CHB to further simplifying its processes and all out efforts to be made to resolve the issues of general public in best possible manner. The applicant should not be made to suffer for minor technical errors/deficiencies which can be either ignored or rectified while there is no doubt about genuineness of the documents/information.

(Yashpal Garg, IAS)
Chief Executive Officer