



**372  
FLATS**

**Sector 53  
Chandigarh**



**Various categories under  
Self Financing Housing Scheme - 2023**

**FREEHOLD BASIS**



**DATE OF OPENING OF SCHEME :**  
**DATE OF CLOSING OF SCHEME :**

## **SCOPE**

The Housing Scheme is open to the General Public of Union Territory of Chandigarh as per the eligibility criteria laid down in subsequent paras.

## THE SCHEME

1. The Scheme comprises of 372 flats of different categories in Sector-53 Chandigarh to be allotted on Self Finance basis under which an allottee shall require to make 100% payment of the chargeable price in five equated installments (each of six months) alongwith interest @ 12% p.a. from the date of issuance of Acceptance cum Demand Letter (ACDL), as per the Terms & Conditions mentioned therein. The application can be submitted online only. The applications submitted Offline/Manually will not be accepted.
2. The Scheme comprises of the following Sub-Schemes:-
  - A. 3 BHK Flats: Sub-Scheme- A 192 units through a computerized draw.
  - B. 2 BHK Flats: Sub-Scheme- B 100 units through a computerized draw
  - C. EWS Flats: Sub Scheme- C 80 units through a computerized draw
3. The allotment shall be made under the provisions of Haryana Housing Board Act, 1971 (as extended to U.T. of Chandigarh) and the provision of the Chandigarh Housing Board (Allotment, Management and Sale of Tenements) Regulations, 1979 as amended from time to time. Further for the aspects which are not covered under the aforesaid Act of 1971 and the Regulations of 1979, the Capital of Punjab (Development and Regulation) Act, 1952 and the Rules & Regulations made there-under and amended from time to time, shall be applicable.

## ELIGIBILITY AS PER Chandigarh Housing Board (Allotment, Management & Sale Of Tenements) Regulations, 1979

1. A dwelling unit or a flat in the Housing Estate of the Board shall be allotted only to such person(s) who or his wife / her husband or any of his/her minor children does not own on free hold or lease-hold or on hire-purchase basis or on the basis of an Agreement to Sell, GPA, Will etc. a residential plot/house, in full or in part, in the Union Territory of Chandigarh or in any of the Urban Estates of Mohali or Panchkula. If, however, individual share of a person in the jointly owned plot or land under the residential house is less than 100 Sq.Yds (83.61Sqmtr.) he/she will be eligible for allotment of a Dwelling Unit by the Board. However, a person who has already been owning on free hold, lease hold or hire purchase basis a residential plot or house or flat in the Union Territory of Chandigarh or in any of the Urban Estates of Mohali or Panchkula, shall not be eligible for the allotment of the dwelling unit by the Board. Further, persons who have been allotted residential plot / dwelling unit in the Union Territory of Chandigarh or in any of the Urban Estates of Mohali or Panchkula through Govt./ Semi Govt./ Statutory Corporation/ Board/ Municipal Committee/ Corporation/ Registered Society like AWHO or a Co-operative House Building Society, in their name or in the name of their spouse or any minor children, shall also not be eligible for allotment of a dwelling unit or flat. The applicant shall further continue to fulfill these eligibility conditions from the date of opening of the scheme up to the date of delivery of possession of the dwelling unit by the Chandigarh Housing Board.
  - 1-A In addition to the above provisions, the applicant should be a bona fide resident of Union Territory of Chandigarh on the date of opening of the scheme.

Provided that this condition of the eligibility regarding the applicant being a bona fide resident of Union Territory, Chandigarh on the date of opening of the scheme shall not apply to the following categories of persons:-

    - a) Serving Defence Personnel and the pensioners/family pensioners of Defence Forces;
    - b) Employees of the Government of India, Punjab Government, Haryana Government and the Chandigarh Administration and their Boards/Corporations/Undertakings;
    - c) Retired employees of Government of India, Punjab Government, Haryana Government and the Chandigarh Administration and their Boards/Corporations/Undertakings;

**Note:**

The applicant, if successful in the draw of lots requires to furnish self-attested copy of any one or more of the following documents to establish that he/she is a bona fide resident of Union Territory of Chandigarh on the date of opening of the scheme.

- i. Residence Certificate issued by the SDM, Union Territory of Chandigarh showing stay at Chandigarh on the date of opening of the Scheme.
- ii. Voter Identity Card accompanied by a copy of latest Voter list published prior to the date of opening of the Scheme.
- iii. Telephone bill for land line connection.
- iv. Electricity & Water bill.
- v. Passport
- vi. In case of employees of Autonomous/Statutory Bodies situated in Chandigarh, they may furnish Employer's Certificate with dispatch number and date, duly signed by the competent authority on the basis of office record regarding stay in Union Territory of Chandigarh along with their residential address(es) in Union Territory of Chandigarh on the date of opening of the scheme for which he/she is claiming HRA or House Rent is being deducted for being allotted accommodation in the Union Territory of Chandigarh.
- vii. Driving License.
- viii. Ration Card.

ix. Income Tax Return.

x. Post Office Pass Book.

xi. Bank Pass Book.

xii. Senior Citizen Card.

xiii. Aadhar card.

2. The applicant must be a citizen of India or an overseas citizen of India.
3. The applicant must have completed 18 years of age on the date of opening of the scheme.
4. Applicant and his/her spouse separately can submit not more than one application under every category or in any of the reserved categories according to his/her eligibility. For example husband can submit one application for 2 BHK and his wife can also submit one application for 2 BHK. In case of filing multiple applications in the same category, the allotment will liable to be cancelled and total deposits against such cancellation will be forfeited. In case the applicant or his/her spouse are declared successful for more than one dwelling unit, he/she will retain the registration of only one dwelling unit and surrender the registration/allotment of the other dwelling unit(s) within 30 days from the date of draw of lots. The initial deposits of such surrendered dwelling unit will be refunded without any interest/forfeiture.

The surrendered registration/allotment will be offered to the applicant(s) in the waiting list in the relevant category.

## RESERVATION

1. There shall be following reservation in all the categories and details of documents requires to be furnished after the draw of lots for obtaining the allotment of flat: -

- i. 12½% of total Dwelling Units in favour of applicants belonging to Scheduled Castes (SCs) and Scheduled tribes(STs) as notified for the Union Territory of Chandigarh. SCs / STs belonging to other States/ Union Territories are not eligible for getting the benefit of reservation under the scheme. Document(s) required: SC certificate should be issued by the SDM, UT Chandigarh.
- ii. 5% of total Dwelling Units in favour of serving Defence Personnel and the pensioners/family pensioners of the Defence Forces. Civilians working in Defence Services are not entitled to seek reservation in this category. Document(s)

required: For claiming reservation in serving Defence and the pensioners/ family of the defence forces attach proper Employer Certificate with dispatch number and date indicating applicant's designation, date of appointment, date of retirement etc. Certified copy of Discharge Certificate Retirement Orders/PPO in case of claiming reservation under the pensioners of defence forces and retired/retiring employees (RP) category.

- iii. 5% of total Dwelling Units in favour of the 'Other Backward Classes' (OBCs) as notified by the Chandigarh Administration. OBCs belonging to other States/Union Territories are not eligible for getting the benefit of reservation under the scheme: Document(s) required: OBC certificate issued by the SDM, UT, Chandigarh.



## PROPOSED ACCOMMODATION

The covered area of the typical dwelling units including apportioned area is as under: -

Sr. No.	Description	No. of D. units	Approx Covered Area (sq. mt.)	Accommodation
1.	3 BHK Flats	192	147	Drawing room/Dining/Lounge, Kitchen, 3 Bedrooms, 2 Toilets and one dress area and 4 balconies. 2 Number Car parking spaces (1 in basement level-I and 1 in basement level-II) for each DU.
2.	2 BHK Flats	100	124	Drawing room /Dining/Lounge, Kitchen, 2 Bed rooms, 2 Toilets, One Dress, Store and Balcony (2 Nos.).2Number Covered Car parking spaces (1 under the stilt and 1 in the basement) for each DU.
3.	EWS	80	45	2 Rooms, Kitchen, Bath, WC and 1 Balcony. In addition to the above there is 1 Number Covered car parking under the stilt for each DU of second, third and fourth floor. One open surface parking for each DU of the first floor for which a discount of Rs 100000/- will be admissible to the allottees of the first floor.

The above said area is excluding the area of parking, balconies etc.

Note: The surplus car parking, if any, will be allotted through auction to the allottees of flats.

## GENERAL PROPOSED SPECIFICATIONS

- (i) Structure
  - RCC framed structure
- (ii) Flooring
  - Vitrified floor tiles in Drawing/ Dining Room and Bed room etc.
  - Antiskid ceramic tiles in toilets, kitchen and balconies.
  - Marble (Baroda Green) in common corridors & treads of staircase and white marble on risers of staircase.
  - Pre-cast concrete paver blocks for stilt parking area/entrance and concrete pavement in basement area.
- (iii) Kitchen
  - Granite work top with stainless steel sink.(double bowl for 3 BHK/ 2 BHK, single bowl for EWS flats)
  - Provisions for water filter point & geyser point.
- (iv) Toilets
  - Standard good quality chinaware & CP fixtures & fittings in one toilet.
  - Provision for geyser point
  - Glazed tiles on walls.
  - Dual plumbing system.
- (v) Joinery
  - GI section door frame for door and UPVC frames for window with toughened glass. Outer wooden flush door shutters.
- (vi) Wall Finish
  - Internal walls plastered and finished with one coat of whitewash.
- (vii) Electrical
  - Concealed M.S. conduit with copper wiring.
  - Modular switches & sockets, TV points & telephone points.
  - One lift for each staircase with power back up supply and provision for 2nd lift in 2 BHK Flats and 3 BHK Flats.
  - Fire-fighting & fire alarm system.
  - CCTV surveillance system in common areas.
  - Grid interactive solar photovoltaic power generation System

## PRICE & MODE OF PAYMENT

	3 BHK	2 BHK	EWS
Tentative price excluding GST and other taxes	165.00 lakh (Approximately)	140.00 lacs (Approximately)	55.00 lacs (Approximately)
Initial Deposit (EMD)	03.00 lacs	02.00 lacs	1.00 lacs
At the time of registration i.e. within 30 days from the date of issuance of ACDL.	20 % of tentative price minus initial deposit . ( Allottee has an option to pay more than 20%)		
1st instalment within 6 months from the date of issuance of ACDL. 2nd instalment within 12 months from the date of issuance of ACDL. 3rd instalment within 18 months from the date of issuance of ACDL. 4th instalment within 24 months from the date of issuance of ACDL.	Four equated instalment each of 20 % of the balance tentative price with interest @12% p.a.		
At the handing over of the possession	Balance amount, if any.		

**Note: Each Allottee will also have to deposit an additional amount over and above the price at the time of taking over of possession as per the details given below. This amount would be deposited in the account of Residents Welfare Association (RWA) for maintenance/operation of common areas and common services:**

S.No.	Category of Flat	Amount to deposited
1.	3 BHK	Rs. 50,000/-
2.	2 BHK	Rs. 50,000/-
3.	EWS	Rs. 25,000/-

In case of a buyer taking loan from any Bank/ Financial Institution, the conveyance of the dwelling unit in favour of the buyer shall be executed only upon the CHB receiving "No Objection Certificate" from such Bank/ Financial Institution and the Conveyance Deed shall be handed over to the lending institution, if so required by them.

The initial deposit shall be refunded on request with 10% deduction before the draw after registration. No extension of time will be given for making payment beyond the prescribed period as mentioned above and the dwelling unit will be offered to the next person in the concerned waiting list during the period of its validity on the revised consideration price, which shall include the interest amount for the said period from the date of issuance of original ACDL. The prospective purchaser / allottee will make payments strictly as per the ACDL without any excuse for delay within the stipulated / prescribed period. The payment in the prescribed period is the essence of this allotment.

In case payment of Registration Money or the subsequent instalments are not made by the due date prescribed in the Acceptance-cum-Demand Letter, the applicant shall have to pay interest @ 15% per annum for next three months. No extension will be allowed beyond three months and the registration/allotment shall be cancelled. However, in case(s) of exceptional circumstances, on written request from the applicant/allottee, the Chairman CHB may allow a further extension upto three months or revive the registration/allotment, if the same has been cancelled, as the case may be, subject to payment of interest @ 18% per annum.

**Notes:**

1. The price indicated above is tentative and may vary depending upon the final cost of construction, design and the specifications or due to any other reasons beyond the control of CHB. The final price shall be fixed by the Chandigarh Housing Board after the completion of dwelling units and at the time of allotment of specific unit number through draw of lots and the same shall be binding on all the allottees.
2. The mortgage, etc. can only be created as permissible under the provision of the Chandigarh Housing Board (Allotment, Management and Sale of tenements) Regulations, 1979 and with the prior permission of the Board. The Board will be competent to impose any condition(s) while granting such permission. Board will have lien and charge for the unpaid consideration/price and other dues/charges etc. payable by the allottee to the CHB.
3. The price indicated is for a typical unit and may vary for non-typical units, i.e. for corner unit.
4. The Goods and Service tax on the dwelling units will be levied as per provisions of the relevant notifications/Acts.
5. Any tax levied by the Centre/State Govt. will be charged as per rates applicable under the relevant act as applicable to the units.
6. The payment within the prescribed period is the essence of this allotment.
7. The rate of interest of this General housing scheme is 12% per annum.
8. The interest shall be calculated on daily basis on default amount.
9. The allottee shall execute Deed of Conveyance with the CHB within 6 months from the date of issuance of allotment letter.
10. The allottee shall not sell, transfer his/her right/ interest, title or alienate/ part with the possession of the dwelling unit either through execution of sale deed, GPA, Agreement to sell, will etc. or otherwise during the lock in period of 10 years from the date of possession. However, notwithstanding anything contained in these Regulations of 1979, the Board may transfer the Registration number or any property after a period of 5 years from the date of physical possession by imposing such terms and conditions as it may deem fit. In case of violation of this restriction, the unit may be resumed under Section 8 A of The Capital of Punjab (Development and Regulation) Act, 1952.

**List of documents to be submitted in case applicant is declared successful in the draw of lots for confirmation of the eligibility on demand:**

- 1) Residence proof or Employer Certificate (in case of Govt./Semi Govt. Employees) in case claiming exemption from being a bonafide resident of U.T, Chandigarh.
- 2) Proof in support of Reservation claimed.
- 3) Self-Attested copy of Birth Certificate or Matriculation Certificate in case the age of the applicants less than 21 years.
- 4) Employer's Certificate indicating designation and date of appointment on regular basis and date of retirement excluding extension, if any, if applicable.
- 5) Any other proof/information.

**BANKER TO THE SCHEME AND WHERE TO APPLY**

1. HDFC Bank Sector-9-D, Chandigarh is the principal banker of the scheme.
2. The brochure can be downloaded from the official website of the Chandigarh Administration, Chandigarh (chbonline.in). The applicant has to deposit cost of the brochure i.e. Rs. 1000/- along with the Initial deposit (EMD).
3. The application can be submitted online only.



## MODE OF ALLOTMENT

1. The allotment shall be made on the basis of draw of lot which would be conducted in 2 (two) phases i.e., 1st for registration and 2nd for allotment of specific Floor/ Dwelling Unit number. The CHB shall publicise the time, date & venue of draw of lots. All applicants alongwith general public are welcome to witness the draw of lots. The entire process of draw of lots shall be video graphed. All applications received under each category would be segregated according to reservations in the respective category and the lists for each category would be displayed on CHB website i.e. [www.chbonline.in](http://www.chbonline.in). Objection shall be invited regarding category of flats and reservation for non-inclusion of his/her name in the lists and for correction, if any before draw of lot.
2. The draw of lots shall be conducted category wise. The reservation categories would be considered first. If sufficient applications are not forthcoming from any of the reserved categories another attempt shall be made to invite applications from those categories of persons and if on second attempt sufficient applications are not forthcoming the half of the reserved dwelling units/ flats shall be offered to applicants in the general category in waiting list.
3. All the applications will be included in the 1st draw of lot without any scrutiny. The number of successful applicants would be equal to number of dwelling units available in each category. The number of waitlisted applicants would be 50% of the number of dwelling unit available in each category or two, whichever is more. After the draw of lots, the scrutiny of successful and waitlisted candidates only will be undertaken. Hence requisite certificates/ documents will be demanded from the successful applicants and waitlisted applicants only to ascertain their eligibility in the respective category prior to issuance of ACCEPTANCE- CUM- DEMAND LETTER (ACDL). In case it is found that any of the successful applicant or waitlisted applicant is not eligible or fail to submit the requisite documents in support of his/ her claim, within the prescribed period, then his/ her application will be rejected with forfeiture of initial deposit and the applicant in the waiting list shall be considered for allotment.
4. The 2nd draw for the allocation of floor/ specific number of flat shall be conducted amongst the registered applicants on construction near completion. The result of draw of lots for registration of eligible applicants for allotment of specific flats numbers with floors shall be final and binding upon the applicants.
5. Waiting list to the extent of 50% of total number available under each category separately according to reservation, subject to minimum two, shall also be prepared at time of draw of lots for registration which shall remain operative for a period of one year from the date of first draw of lots. CHB is at liberty to extend the validity of waiting list further. However, the applicants on the waiting list can withdraw from the scheme at any time during its validity and the amount of initial deposit shall be refunded in full, without interest. After the expiry of waiting list, the applicant(s) on the waiting list shall be refunded initial deposit without interest within 30 days of the date of expiry of the validity.
6. Refund of the unsuccessful applicants shall be made within 30 days of first draw of lots without interest through RTGS in the given bank account number. In case refund is not made within the stipulated period, interest shall be allowed at the prevailing Saving Bank rate of SBI beyond the period of 30 days.
7. After the first draw, if the registration and allotment is cancelled either on applicant's own request or for non-payment of due amount, if any, the amount deposited with the Board shall be refunded after forfeiting the initial deposit (EMD).
8. The cancelled dwelling units will be offered to the next person in the waiting list during the period of its validity provided he/she pays the amount of revised consideration money as per schedule mentioned in the ACDL.

## **MIS-REPRESENTATION OR SUPPRESSION OF FACTS**

If it is found at any stage that the applicant has furnished any incorrect or false information or suppressed any material facts in the Application Form for registration or later on, which makes him/her ineligible, the registration as well as allotment of dwelling unit, if made, shall be cancelled and the TOTAL DEPOSITS made till date shall liable to be forfeited. The applicant shall also be liable to penal consequences under the law.

## **HANDING OVER OF POSSESSION**

The allottee shall be entitled to the delivery of possession of the unit only after he/she has completed all the formalities and paid all dues and furnished/executed all the documents as required/prescribed under the scheme and in the allotment letter.

The possession of the dwelling unit shall be taken by the allottee within 60 days from the issuance of allotment letter, failing which the allottee would be liable to pay holding charges @ Rs.10/- per sq.ft. per month from the date of issuance of allotment letter, if he fails to make possession within 60 days of issuance of allotment letter. The unit will be handed over on 'as-is-where-is' basis and the Board will not entertain any claim for additions or alterations or any complaints, whatsoever, regarding the price of the unit or its design or material etc.

## **MISUSE, ADDITIONS, ALTERATIONS ETC.**

The Dwelling Units shall not be used for any purpose other than that for residence. The allottee shall not be entitled to subdivide the dwelling unit or amalgamate it with any other dwelling unit or to make any addition/alteration without the prior written permission of Chandigarh Housing Board/Chandigarh Administration.

## **RESPONSIBILITY FOR THE MAINTENANCE OF COMMON PORTIONS AND COMMON SERVICES ETC.**

Every successful applicant shall be required to become a member of the Registered Agency to be formed for the purpose of maintenance of common portions and common services for these housing blocks in accordance with the provisions of the Regulations in this behalf before the possession of the unit is handed over to him/her, or later on, whenever required by the Board, and further to abide by the provisions made in the Chandigarh Housing Board (Allotment, Management and Sale of Tenements) Regulations, 1979.

## **REFUND/DEDUCTION/ FOREFEITURE OF AMOUNT**

1. The initial deposit shall be refunded on request with 10% deduction before draw for registration.
2. In case an applicant is declared successful in the draw of lots for registration but later on failed to submit the requisite certificate/ document on demand to justify his/ her claim in the respective category then he/she shall be declared ineligible for the allotment of flat and his application(s) shall liable to be rejected and the initial deposit shall be forfeited in favour of CHB. The next applicant in waiting list shall be offered the allotment of said flat.
3. If it is found at any stage that the applicant has furnished any incorrect or false information or suppressed any material facts in the Application Form for registration or later on, which makes him/her ineligible, the registration as well as allotment of dwelling unit, if made, shall be cancelled and the TOTAL DEPOSITS made till date shall liable to be forfeited. The applicant shall also be liable to penal consequences under the law.
4. If it is found at any stage that the successful applicant got the allotment by filing multiple applications in the same category in violation of the instructions then his/her allotment will be cancelled and the total deposit shall be forfeited.
5. If the allotment is cancelled either on applicant's own request or for non-payment of due amount, if any, the amount deposited with the Board shall be refunded after forfeiting the initial deposit (EMD).

## GENERAL

- 1 Chandigarh Housing Board reserves the rights to increase or decrease the number of units depending upon actual feasibility at site during the course of construction. The Board also reserves the right to make variation in the size of the individual rooms and all covered area as per actual construction. The plan as given in the Brochure is tentative and is meant for the general information and guidance of the intending purchasers of the units. The Board further reserves the right to make modifications in the design, scope of work, specifications and price without assigning any reason.
- 2 No interest to the unsuccessful applicants shall be allowed on the amount deposited except in the case of delayed refunds.
- 3 Mere submission of an Application Form along with initial deposit and/or being successful in the draw of lots for registration shall not entitle the applicant to the allotment of a unit. Inclusion of applicant's name in the draw of lots shall be subject to the eligibility as per the terms of the Scheme and inadvertent inclusion of the name of an ineligible applicant in the draw of lots shall not vest any right of allotment to the applicant. In case an applicant is found ineligible at any stage, the registration as well as allotment of the unit shall be cancelled.
- 4 The payment of Initial Deposit (Earnest Money) will be accepted through Net banking/Debit and Credit card.
- 5 The Board reserves the right to withdraw/ amend the scheme due to circumstances beyond its control.
- 6 Incomplete or defective or conditional applications are liable to be rejected. In case the requisite information is not furnished by filling in the necessary columns of the Application Form for availing the reservation, the application shall be deemed to be incomplete and shall liable to be rejected. The name of applicant will be included in the draw of lots in the particular category as per the reservation claimed without any scrutiny. The requisite certificates/documents will be demanded only from the successful applicants and applicants in the waiting list after the draw of lots. In case applicants fails to submit the requisite documents/certificates to prove his/her eligibility in the respective category of reservation or documents furnished by him/her are not in accordance with Para-III and Para-IV here-in-before, he/she will be declared ineligible for the allotment of flat and his/her application will liable to be rejected and the entire initial deposits shall be forfeited in favour of CHB.
- 7 All disputes concerning allotment of Dwelling Units under the scheme shall be subject to Chandigarh jurisdiction only.
8. Application/Price Quote received after the last date shall not be entertained.
9. The allottee, if residing outside India, shall be solely responsible to comply with the necessary formalities as laid down in the Foreign Exchange Management Act and other applicable laws including that of remittance or payment(s) and obtaining permission as prescribed by-laws for acquisition of the unit. The CHB will not be responsible or liable for any concealments or violation in this respect by the buyer.
10. The allottee should have got his complete address as mentioned in application form registered with the CHB at the time of application and it shall be his/ her responsibility to inform the CHB by registered post about all subsequent changes, if any, in his address failing which call notices and letters posted through registered/speed post at the last address registered with the CHB, shall be deemed to have been delivered to the Buyer at the time when those should have normally reached at such address and the Buyer shall be responsible for any default in payment and other consequences that might accrue there from. All the communications sent by CHB on the email adress mentioned in the application form will be treated as duly served.
11. The Deed of conveyance shall be executed and registered in favour of the allottee within six months from the date of issuance of allotment letter. All the dues i.e. Stamp duty, Registration fees and other incidental charges for

execution and registration of Deed of conveyance of the dwelling unit shall be borne by the allottee/substituted allottee.

12. Unless a Deed of conveyance is executed and registered, the CHB shall for all intents and purposes continue to be the full owner of the property (the land and the Construction thereon) and the Allotment shall not give any right or title or interest therein to the allottee, except that all taxes and levies shall be paid by the allottee as stated hereinbefore.
13. The allottee shall abide by all the laws, rules and regulations or any law as may be made applicable to the Floors, storage spaces, car parking spaces other common areas facilities and amenities.
14. The basic sale price consideration shall not include Goods and services tax or other taxes, levies and for charges present as well as future along with any enhancement imposed or levied by the Govt. Or any Competent Authority. All such taxes, levies and/or charges shall be payable by the allottee in addition to the basic sale price.
15. In case there are joint allottees, all communications shall be sent by CHB to the allottee whose name appears first and at the address given by him which shall for all purposes be considered as served on all the Allottee(s) and no separate communication shall be necessary to be sent to the other allottee(s). It shall be the responsibility of the allottee to inform the CHB by a registered (A.D.) letter about all subsequent changes, if any, in his address or contact number.
16. The allottee shall join in the execution of such documents and applications as may be required to obtain various permissions from the Income tax and other authorities to facilitate the registration of the Deed of conveyance in his favour, failing which the CHB shall not be held liable or responsible for consequences arising from failure or negligence on the part of the allottee to do so.
17. That in case of any dispute or differences arising out of or touching upon or in relation to the terms of this allotment including the

interpretation and validity of the terms thereof, then the same shall be resolved through Property Allotment Committee of CHB.

18. In the event of any increase or decrease in the allotted area of the said flat, the revised price will be applicable as decided by the CHB. The CHB will not be liable to pay any compensation of whatsoever nature in such an eventuality.
19. The allottee shall keep the unit in good conditions at all times and shall not make any additions/alterations in the unit or cause damage to or nuisance in the unit in the complex in any manner. In any case, the allottee shall not be entitled to carry out any structural changes in the unit/building.
20. The allottee shall have only proportionate undivided interest in the common area and facilities and shall not have any individual right therein.
21. The CHB on completion of construction shall issue a final allotment letters to the allottee, who shall remit all dues if any, within 30 days thereof and take possession of the unit within next 30 days. The allottee shall be liable for payment of all taxes, levies, assessments and maintenance charges from the dates these are levied/made applicable irrespective of the fact that the allottee has not taken possession of the unit or has not been enjoying benefit of the same.
22. The allotment shall be on free hold basis.
23. The periods of the development works & construction of flats shall be approximately 36 months from the date of issuance of Acceptance cum demand letter subject to force majeure and circumstances beyond the control of the CHB and any restrain, restrictions from any court authority(ies).  
  
If due to any force majeure conditions, Govt instructions or due to any reasons beyond the control of CHB and it is unable to deliver the unit to the allottee, the CHB shall be liable to refund to the allottee, the amount received alongwith prevailing SBI saving bank interest and shall not be liable to pay any compensation.

24. The allottee shall not interfere or obstruct the process of construction by the Board Contractors and shall not be entitled to insist or stipulate any change in the design of the Architects or the constructions and the specifications thereof or the materials or amenities and fixtures and fittings to be provided by the Board/Contractors.
25. The allottee shall from time to time do and execute all further acts, deeds, matters and things as may be reasonably required by the Board for duly implementing the terms and intent of this allotment.
26. That upon the Allottee taking possession of the said premises, the allottee shall have no claim against the CHB in respect of any item of work in the said premises which may be alleged not to have been carried out or completed or for any design, specifications, building materials used or for any other reason whatsoever and he shall be entitled to use and occupation of the said premises without any interference but subject to the terms and conditions, stipulations and restrictions contained therein.
27. That the allottee shall after taking possession of the said premises or at any time before or thereafter, have no right to object to the construction of additional floors to the Building by CHB or otherwise in the site.
28. That the Allottee shall from the date of possession maintain the said premises at his own cost in good condition and shall not do or cause to be done anything in or to the said building(s) or the said premises, or the staircases, compound and common passages which may be against rules or bylaws of the local/municipal authorities, maintenance agencies or any other authority nor shall the allottee change or make alteration in or to the said premises or the building(s) or any part thereof. The defaulter allottee shall be responsible for any loss or damages arising out of breach of any of these conditions.
29. That the allottee shall not use the said premises or permit the same to be used for purpose other than the purpose sanctioned as per Govt. Regulations or as may be earmarked in the zoning building plans sanctioned by the competent authority or use for any purpose which may or is likely to cause nuisance or annoyance to occupiers of neighbouring flats or for any illegal or immoral purposes, and shall not do or suffer anything to be done in or about the said premises which tend to cause damage to any flooring or ceiling of any premises above, below or in any manner interfere with the use thereof or of space, passages or amenities available for common use. The Allottee shall not use the premises for any activity commercial or otherwise except for residential purposes only. The allottee shall not store any hazardous materials in the unit or in the common areas of the Buildings.
30. That the allottee shall not put up any name or sign board, neon sign, publicity or advertisement material, hanging of clothes etc. on the external facade of the building or anywhere on the exterior of the building or common areas and shall not change color scheme of the outer walls or painting of the exterior side of the doors and windows etc. or carry out any change in the exterior elevation or design.
31. That the allottee shall have no claim, right title or interest of any nature or kind whatsoever except right of ingress/egress over in respect of land, open spaces and all or any of the common areas such as lobbies, staircase, lifts, corridors, which shall remain the property of the CHB.

**Chairman  
Chandigarh Housing Board  
Chandigarh**

## INSTRUCTIONS

1. Please read the relevant clause(s) in the Brochure carefully before filling the Form. The details in application form be filled online.
2. While filling columns against Sr. Nos.1,4 & 5 leave one blank between first name and middle name and last name.
3. While filling column against Sr. No. 3, Date, Month & Year should be filled in two boxes, e.g. 01/08/1991 should be filled as:  
01            08            1991  
DAY        MONTH        YEAR
4. The applicant must mention his mobile number and e mail address.
5. The term family shall mean the family consisting of a husband, wife and their dependent children.
6. The initial deposit is to be made in the designated account of CHB in HDFC Bank through Net Banking/Debit Card/Credit Card. A link has been provided in the application form for making the payment in the designated account.
7. After successful submission of application an auto generated acknowledgement slip will be sent to the applicant.
8. Incomplete/Late Application is liable to be rejected.

**NOTE:** All the applications will be included in the 1st draw of lot without any scrutiny. The number of successful applicants would be equal to number of dwelling units available in each category. After the draw of lots, the scrutiny of successful and waitlisted candidates only will be undertaken. Hence requisite certificates/ documents will be demanded from the successful applicants and waitlisted applicants only to ascertain their eligibility in the respective category prior to issuance of ACCEPTANCE- CUM- DEMAND LETTER (ACDL). In case it is found that any of the successful applicant or waitlisted applicant is not eligible or fail to submit the requisite documents in support of his/ her claim, within the prescribed period, then his/ her application will be rejected with forfeiture of initial deposit and the applicant in the waiting list shall be considered for allotment.



# CHANDIGARH HOUSING BOARD

8 Jan Marg, Sector 9-D, Chandigarh-160009  
Phone No 0172-2511100-\_\_\_\_\_

www.chbonline.in

Upload latest  
passport size  
photograph  
(upto 50 Kb size)

## Information required for filling online application/ sample application form

Application for registration and allotment of Dwelling unit under General Self Financing Housing Scheme 2023 on Freehold basis for General Public in Sector 53, Chandigarh.

Note: Please read instructions and terms & conditions in the brochure carefully before filing this Application Form.

Please( ✓ ) in the appropriate box (es).

### FOR OFFICE USE ONLY

a. Date of Draw of lots i. Registration ii. Numbering		e. Allotment letter No. & date	
b. Regn. No.		f. P/Slip No. & date	
c. Floor allocated		g. Date of Physical Possession	
d. Dwelling Unit No. allotted			
SCHEME (Please tick)			
Sub Scheme (A) (3 BHK Flats)	<input type="checkbox"/>	Sub Scheme (B) (2BHK Flats)	<input type="checkbox"/>
		*Sub Scheme (C) (EWS Flats)	<input type="checkbox"/>
**That my total family income from all sources is Rs. _____ per month.			
1. Applicant's Name			
2. Gender	Male <input type="checkbox"/>	Female <input type="checkbox"/>	Others <input type="checkbox"/>
3. Date of Birth	D	D	M M Y Y Y Y
4. Father's Name			
5. Spouse Name			
6. Residential Address			
i. Correspondence			
		Pincode	
ii. Permanent			
		Pincode	
7. Email Id			
8. Mobile No.			
(Attach self-attested copy of Birth Certificate Matriculation Certificate in case the age of the applicant is less than 21 years.)			
9. PAN No.			

10. Please, tick ONLY ONE category. In case of being successful in first draw of lots under any of the reserved category, the applicant will be required to submit a certificate issued by the competent authority in accordance with Clause V (Reservation) in the brochure.														
Scheduled Caste/ Scheduled Tribes	Defence Personnel	Other Backward Classes	Retired/Retiring Employee	Persons with Disabilities	CHB Employees	General								
11. Bank Account details for refund of Initial Deposit (EMD) to be filled by applicant:														
Name of Applicant														
Name of Bank														
Bank A/c Number														
IFSC Code														

**DECLARATION**

1. \*That I or my wife/husband or any of my minor children do not own on Lease hold or free hold or on hire-purchase basis or on the basis of an Agreement to Sell, GPA, WILL etc., a residential plot/house, in full or in part in the Union Territory of Chandigarh or in any of the Urban Estates of Mohali or Panchkula.

Or

\*That my wife/husband or any of my minor children have individual share in the jointly owned plot or land under the residential house is less than 100 Sq.Yds (83.62 Sq. meters)

2. That I have never been allotted a residential plot/dwelling unit in the Union Territory of Chandigarh or in any of the Urban Estates of Mohali or Panchkula, through Government/Semi Government Statutory Corporation Board Municipal Committee/ Corporation/Registered Society like A.W.H.O. or a Co-operative House Building Society, in my name or in the name of my spouse or any minor children.

3. \* That I am a bonafide resident of Union Territory of Chandigarh on the date of opening of the scheme.

OR

\*That the condition of being a bonafide resident of U.T. of Chandigarh on the date of opening of scheme is not applicable to me as per the proviso to Regulation 6(1) The Chandigarh Housing Board (Allotment, Management and Sale of Tenements) Regulations,1979 and proviso to Clause 1-A under the heading 'Eligibility of the scheme.

4. \*That I am a Citizen of India

OR

\*I am an overseas Citizen of India.

5. That I have carefully gone through and understood the terms and conditions of the scheme as laid down in the brochure of the scheme and the provisions of the Chandigarh Housing Board

Allotment Management and Sale of Tenements) Regulations, 1979, as amended, and am eligible for the allotment of DU under the scheme, I do hereby undertake to abide by the terms of the scheme and Regulations and the terms and conditions of allotment, which may be altered by the Chandigarh Housing Board Chandigarh at any time and shall enter into such agreement with the Board and also furnish other documents required by the Board from time to time. I, further undertake to accept any dwelling unit or any floor on price, which may be allotted to me by the Board.

6. That further undertake that I shall not claim any interest on the amount of the deposit made in consideration of allotment of dwelling unit under the scheme.

7. That I again undertake that if I surrender registration/ allotment, I shall accept the refund of initial deposit without any interest, after the deductions as per the Terms & Conditions of the brochure without any sort of further claim.

8. That the information furnished by me/us in the Application Form is correct and true and nothing has been concealed therein and undertake that the information furnished by me/us or furnished later on at any stage if found to be incorrect or false, the Board shall have the right to cancel the registration and allotment and to forfeit the entire amount paid, in addition to the penal consequences under the law.

9. That I am aware that my name will be included in the draw of lots provisionally without scrutiny of the information provided in the application form and eligibility. In case it is found that I am not eligible or fail to submit the requisite documents in support of my claim within the prescribed period, then my application will be rejected with forfeiture of initial deposit.

Place\_\_\_\_\_

(Full signatures of the applicant)

Date\_\_\_\_\_

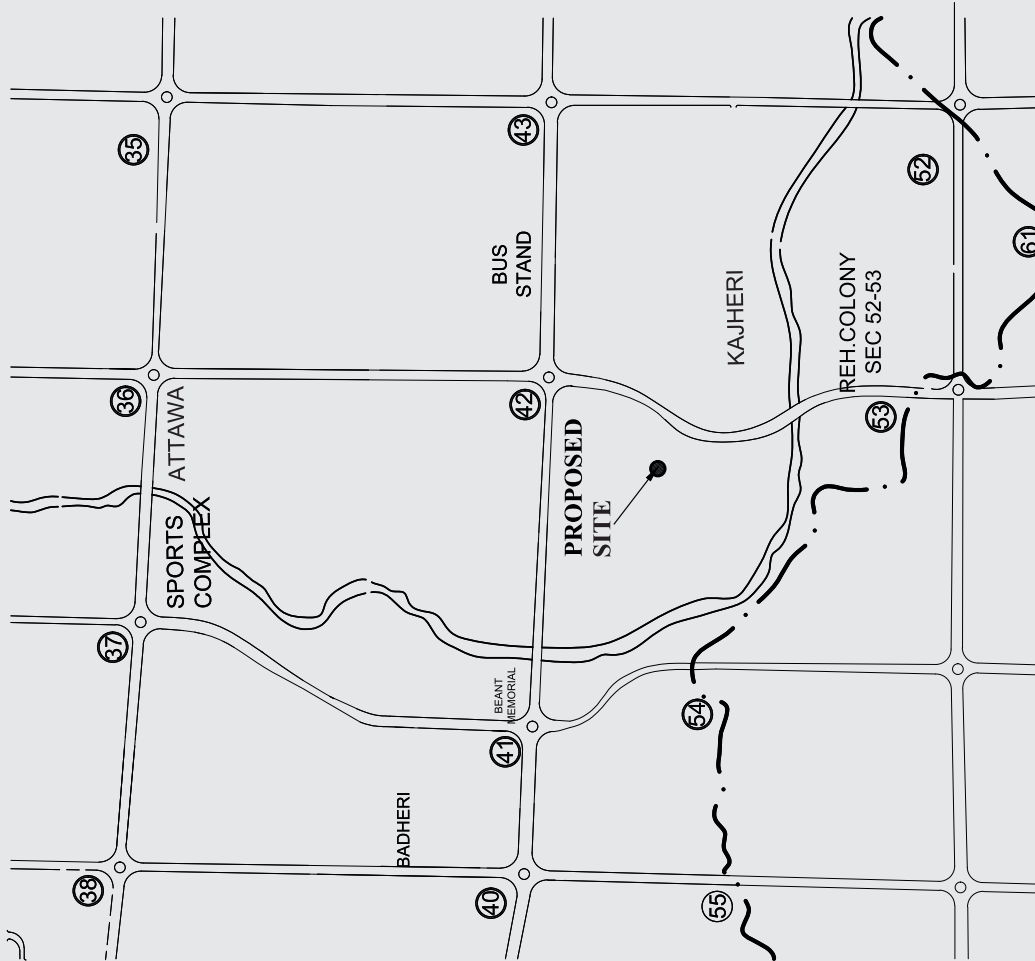
\*Delete whichever is not applicable.

\*\*The term family shall mean the family consisting of a husband, wife and their dependent children.

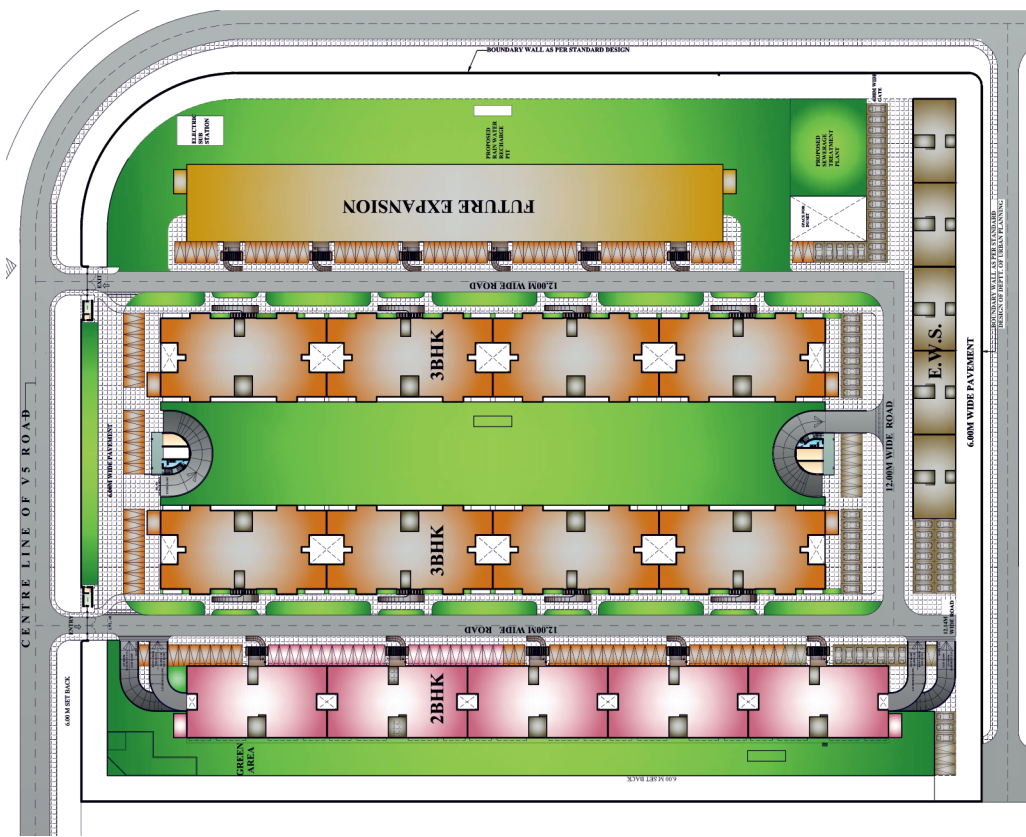


# LOCATION PLAN





G.H.S. Sector 53, Chandigarh



# TENTATIVE LAYOUT PLAN



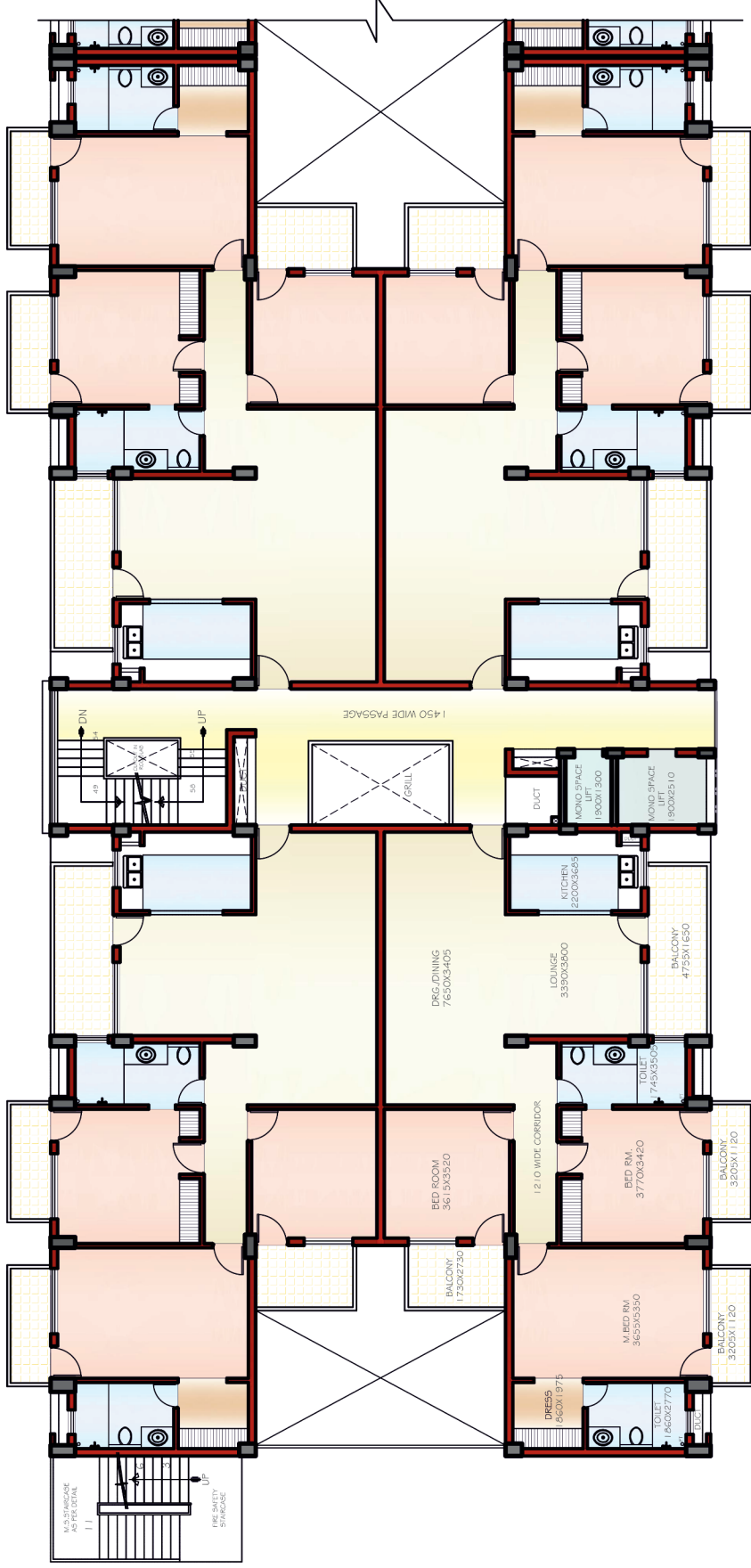
## LEGEND

	E.W.S.	80 units
	Future expansion	-
	2BHK	100 units
	3BHK	192 units

# TENTATIVE TYPICAL FLOOR PLAN - 3BHK

Covered Area 147 Sq.Mt. (Approx)

All Dimension are in MM.

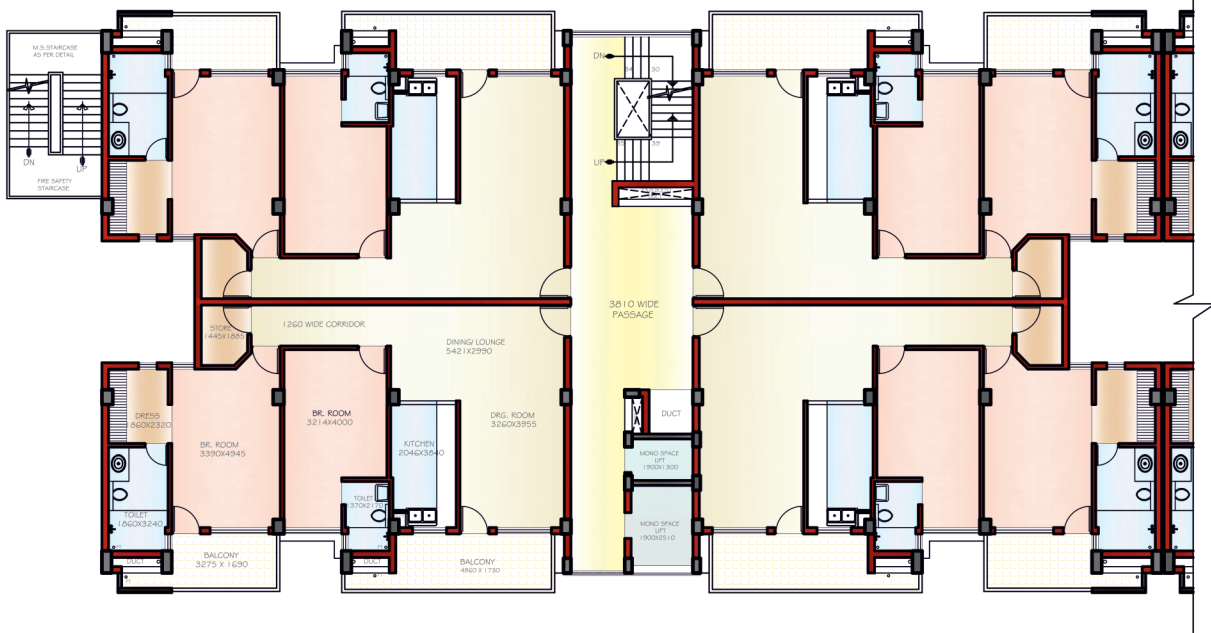


GENERAL HOUSING SCHEME FOR SECTOR 53, CHANDIGARH (U.T.)  
3BHK (THREE BED ROOM FLATS) TWIN BASEMENT & G+5

## TENTATIVE TYPICAL FLOOR PLAN - 2BHK

Covered Area 124 Sq.Mt. (Approx)

All Dimension are in MM.

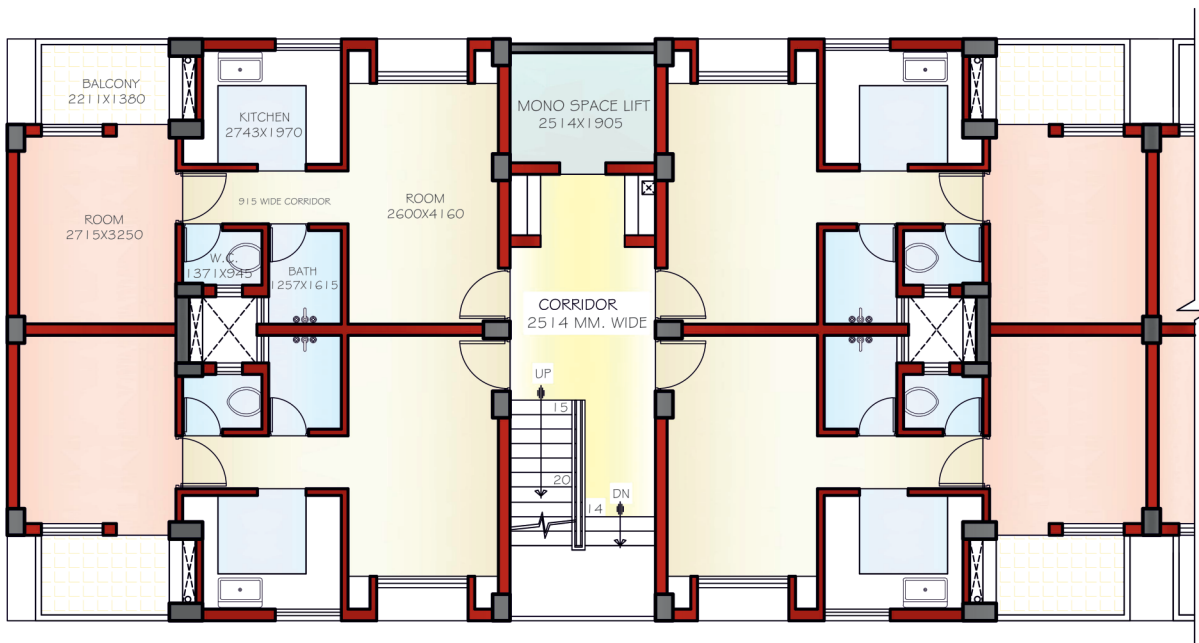


GENERAL HOUSING SCHEME FOR SECTOR 53, CHANDIGARH (U.T.)  
2BHK (TWO BED ROOM FLATS) BASEMENT & S+5

## TENTATIVE TYPICAL FLOOR PLAN - EWS

Covered Area 45 Sq.Mt. (Approx)

All Dimension are in MM.



GENERAL HOUSING SCHEME FOR SECTOR 53, CHANDIGARH (U.T.)  
E.W.S. (STILT+4)



# **CHANDIGARH HOUSING BOARD CHANDIGARH**

**8, Janmarg, Sector 9-D, Chandigarh 160 009**