



# CHANDIGARH HOUSING BOARD

CHANDIGARH ADMINISTRATION UNDERTAKING  
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No.PA/CEO/CHB/2023/

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## PRESS RELEASE

(Cancellation of Small Flats/ARHC Flats)

The Chandigarh Housing Board has allotted about 18138 flats under Small Flats Scheme including 2000 flats under the Affordable Rental Housing Complex Scheme. These flats have been allotted for the occupation of the allottee and their families on monthly licence fee and these **flats cannot be sold/Sub-let/transferred/handed over to other persons.**

2. There were some unconfirmed complaints that some of the allottee have sold/transferred their flats unauthorizedly/illegally. Since such flats cannot be sold/transferred, these instances may be the clear cases of violation of Terms & Conditions and it may also attract criminal case for committing fraud/cheating etc. The allottees who have illegally sold/sub-let/transferred the flats and the purchasers both are liable to face action for the fraud/cheating/forgery etc.

3. During the months of June/July 2022, door to door surveys were conducted and it was observed that out of the total 18138 Small Flats/ARHCS flats, 15995 flats were retained by the original allottees. Out of remaining 2143 small flats, 1117 flats were found occupied by other unauthorized persons, 636 were found locked and 168 occupants denied to give information to the survey teams. Thereafter in the Month of November 2022 second survey was conducted for remaining small flats found locked during the previous survey. All the survey reports were uploaded on the website of the CHB [www.chbonline.in](http://www.chbonline.in) from time to time.

4. Out of 2143 small flats, notices have been served to 540 defaulters till date. After hearing and giving sufficient opportunity of personal hearing, only 83 occupants failed to prove their bonafide. Therefore, cancellation proceedings were initiated against them after following due procedure. 83 flats have been cancelled till date with the liberty to file an appeal.

**5. There is a well-defined procedure for availing legal remedy. Appeal can be filed with Secretary Estate within 30 days of the issue of cancellation orders. A list of such cancelled flats and a copy of the cancellation orders have also been uploaded on the website of the CHB. The order of Appellate Authority can be challenged before Hon'ble High Court and Apex court. Till date no occupant has been evicted due to filing of appeals before Secretary Estate by such allottees. Hence there is no need for the affected persons to panic. Rumours floating regarding immediate eviction in such cases should be ignored.**

6. It has also been observed that some of the allottees are not paying the monthly licence fee of Rs. 800 on regular basis since the date of occupation of these small flats and an approximate amount of Rs. 52 Crores has become due against these willful defaulters. The list of allottees with outstanding dues has been uploaded on the website of the Chandigarh Housing Board. The outstanding dues can be paid online on the website of the CHB [www.chbonline.in](http://www.chbonline.in) and also at any of the Sampark Center.

7. In those cases where allotment has been cancelled, the occupier of the flat can, for restoration of allotment, (i) prove his/her bonafide, (ii) clear all the pending dues with applicable interest and (iii) pay revival charges.

8. In case any allottee of Small Flat/ARHC Flats does not want to occupy the flats further, then he/she can surrender the flats to Chandigarh Housing Board and take refund of the security amount, if any.