



**CHANDIGARH
HOUSING BOARD**

A CHANDIGARH ADMINISTRATION UNDERTAKING

8, Jan Marg, Sector 9-D, Chandigarh
0172- 2511130

No.CHB/EO/DyEo-I/2024/ 1740523

Dated: 11/9/24

To

Sh. Mohamed Tahjib & Smt. Najama Parveen
Small Flat no. 528, Dhanas,
Chandigarh

Subject:- Cancellation order of allotment of Flat No. 528, Small Flats, Dhanas, Chandigarh under the Chandigarh Small Flat Scheme-2006.

1. The Chandigarh Administration had floated 'The Chandigarh Small Flat Scheme-2006 vide notification No. 11/06/106-UTFI(2)-2006/6813 dated 06.11.2006 for providing living space which is hygienic, safe carrying basic amenities for the rehabilitation of Slum Dwellers.

2. On the recommendations of Screening Committee, Estate Office, U.T., Chandigarh. Small Flat no. 528, Dhanas, Chandigarh was allotted to Sh. Mohamed Tahjib & Smt. Najama Parveen this office allotment No. CHB/CHFS/2006/180, dated **12.02.2014** on licence basis for a period of 20 years.

3. And whereas as per condition of allotment letter the dwelling unit could be used for the purpose of residence only and for no other purpose nor any additions/alterations could be made therein without prior approval of the Board in writing.

4. And whereas it had come to the Notice of the Board that the following fresh violations have been made in the dwelling unit:

- **Encroachment on Govt. land – gardening on road berm/ open space.**
- **Covered Balcony with brick work and chowkhat.**

3. As per Clause 10 of Deed of Licence, the licencees shall abide by the term and conditions of Deed of Licence and Chandigarh Small Flats Scheme 2006 and shall also abide by the provisions of the Capital of Punjab (Development & Regulation) Act, 1952.

4. The clause no. **3 & 10** of the deed of licence states as under:-

Clause 3: "The licencees shall not make any additions or alteration in the Dwelling Unit"

Clause 10: "The licencees shall abide by the Terms and Conditions of this Deed of Licence and Chandigarh Small Flat Scheme-2006 and shall abide by the provisions of the Capital of Public (Development and Regulation) Act, 1952, and the rules made there under.

Clause 15 of Chandigarh Small Flats Scheme, 2006 states that "The allotment of the flat shall stand automatically revoked in the event of contravention of any of the terms and conditions of the scheme".

5. And whereas a **Show Cause Notice No. CHB/Enf./2014/445-450 dated 08.07.2014** for resumption of DU was served on the allottee/occupant vide which he had been called upon to Show Cause in writing/personal hearing on **28.07.2014 at 11:00 AM** as to why the Registration and Allotment/Tenancy of **Small Flat no. 528, Dhanas, Chandigarh** may not be cancelled and amount forfeited as per terms of the Allotment letter and further action be initiated to evict him from the dwelling unit by

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following the procedure prescribed under rules as framed under Chapter VI of Haryana Housing Board act 1971, as extended to UT of Chandigarh.

6. And whereas the allottee/occupant did not remove the violations/encroachments despite having given **Thirty five** opportunities of hearings for removing the said encroachments/ violations. The following violation and encroachments still exist in the D.U:-

- **Encroachment on Govt. land – gardening on road berm/ open space.**
- **Covered Balcony with brick work and chowkhat.**

7. And whereas in the proceedings dated **07.08.2024**, the allottee did not appear. The ex parte proceedings has been taken and directed to the Enforcement Officer to put up cancellation order for the dwelling unit.

8. Now, therefore in view of the above facts & circumstances, the undersigned is left with no option and hereby cancels the registration/ allotment of **Small Flat no. 528, Dhanas, Chandigarh**. The amount deposited by them stands forfeited in terms of the provisions of the allotment letter on account of breach of terms and conditions of allotment letter and also the provisions of the Capital of Punjab (Development and Regulation) Act, 1952.

9. The allottee/occupant is further advised to hand over the possession of dwelling unit in question to the Chief Engineer, Chandigarh Housing Board, Chandigarh within 30 days from the date of issue of this order failing which eviction proceeding shall be initiated against them to evict from the said premises from the un-authorized possession.

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10/09/24

Secretary-cum-Competent Authority
Under the Chandigarh Small flats Scheme-2006
Chandigarh Housing Board
Chandigarh

Endst. No.CHB/E.O./DyEo-I/2024/ *1740523*

Dated: *11/9/24*

A copy is forwarded to the following for information and necessary action:-

1. The Chief Engineer, Chandigarh Housing Board, Chandigarh for necessary action in the matter. He is requested to furnish the information with regard to taking over possession of the house in question from the allottees after the termination of the period so prescribed in the cancellation order.
2. The Enforcement Officer, CHB with a request to initiate the eviction proceedings w.r.t Small Flat no. 528, Dhanas, Chandigarh.
3. The Chief Accounts Officer, Chandigarh Housing Board, Chandigarh, for information and further necessary action with regard to forfeiture of amount as per condition of the allotment letter.
4. The Computer Incharge, CHB, Chandigarh.

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