

No.CHB/EO/Dy.EO-II/2025/ 2004283

**RESUMPTION ORDER**

1. Whereas, the DU No. 3589, Sector 46, Chandigarh was allotted to Sh. Chanan Singh S/o Sh. Sardul Singh on the terms and conditions stipulated in the allotment letter No. 1803 dated 29.12.1983, Registration No. 11433. As per office letter no. CHB/AO-IV/DA-4/2019/6055 dated 02.07.2019, the DU No. 3589, Sector 46 C, Chandigarh is a freehold property.
2. And whereas, as per the condition of the allotment letter, the dwelling unit could be used for the purpose of residence only and not for any other purpose. No additions/alterations could be made therein without prior approval of the Board in writing.
3. And whereas, it had come to the Notice of the Board that the following violations have been made in the dwelling unit:
  - Room constructed in verandah. Room & Kitchen extended towards backside.
  - 1<sup>st</sup> floor constructed with balcony & balcony extended at 2<sup>nd</sup> floor.
  - Back courtyard at GF full covered and fiber shed constructed on resultant roof at 1<sup>st</sup> floor.
  - Gate opened in common in open space in backside.
4. And whereas, it is clear that the allottee/occupant had acted in contravention to the provisions contained in clause 14 of allotment letter and also the provision of Regulation 8-A Capital of Punjab (Development and Regulation) Act, 1952.
5. And whereas, Show Cause Notice CHB/SDE-IV (Enf.)/2019/1017 dated 09.12.2019 was served on the allottee, mistakenly written in the show cause notice as Sh. Surjit Singh vide which the allottee of D/Unit no. 3589, Sector 46, Chandigarh had been called upon to show cause in writing/personal hearing on 17.12.2019 at 11:00 AM as to why the Registration and Allotment/Tenancy of D/Unit No. 3589, Sector 46, Chandigarh be not cancelled/resumed and amount forfeited as per terms of the Allotment letter and further action to evict him from the dwelling unit by following the procedure prescribed under rules as framed under Chapter VI of Haryana Housing Board act (as extended to UT of Chandigarh) 1971 etc. Sh. Gurpreet Singh Dhillon, S/o Sh. Chanan Singh, allottee attended the hearing date 20.10.2023 and informed the undersigned about the typing error in the Show Cause notice dated 09.12.2019.
6. And whereas he did not remove the violations/encroachments despite having been given Twelve opportunities of hearings since 17.12.2019 till 25.02.2025 for removing the said encroachments/ violations. Out of twelve hearings only on 20.10.2023 Gurpreet Singh Dhillon, S/o Sh. Chanan Singh, allottee appeared in hearing.
7. And whereas the case fixed for hearing on 25.02.2025 at 10:00 am and the occupant intimated about the hearing vide hearing notice no. PB/2025/87 dated 17.02.2025 was called upon several times upto 05:00 pm. However no one appeared before the undersigned.
8. And whereas, an inspection was carried out on 07.02.2025 which reconfirmed the violations of the inspection report dated 03.11.2023 mentioned by the Enforcement Wing and it has been reported that none of the above building violations/encroachment have been removed from the said dwelling unit.
9. And whereas, in the proceedings dated 25.02.2025, it is evident that the allottee has no intention to remove the violations mentioned in the SCN dated 09.12.2019. The undersigned has no other option left except to resume the allotment of dwelling unit No. 3589, Sector 46, CHD. Enforcement officer was accordingly directed to put up draft resumption order for the dwelling unit.
10. And whereas in Resident's Welfare Association and another Vs. The Union Territory of Chandigarh and others, Civil Appeal 274 of 2023, the Hon'ble Supreme Court held that

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*"the Central Govt. and Chandigarh Govt. will freeze the FAR and shall not increase it any further"*  
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Hence the Clause-22 of NBC order dated 03.01.2023 related to the independent houses cannot be implemented as it provides additional FAR.

Now, therefore, in view of the above facts & circumstances, the undersigned is left with no option but to resume the registration/allotment of D.U. No. 3589, Sector 46, Chandigarh. The amount deposited by the allottee stands forfeited in terms of the provisions of the allotment letter on account of breach of terms and conditions of the allotment letter and also the provision of Regulation 8-A Capital of Punjab (Development and Regulation) Act, 1952.

11. 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 proceedings shall be initiated against the allottee/occupant for eviction from the said premises from the un-authorized possession.

*AKM*  
*05/03/25*  
(Akhil Kumar, DANICS)  
Secretary-cum-Estate Officer,  
Chandigarh Housing Board,  
Chandigarh.

To

1. Sh. Chanan Singh S/o Sardul Singh  
D.U. No. 3589, Sector 46, Chandigarh.
2. One copy of this order to be pasted on the entry gate of  
D.U. No. 3589, Sector 46, Chandigarh

Endst. No. CHB/E.O./Dy.E.O.II/2025/2004283

Dated: 05.03.2025

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 as stipulated in the cancellation order.
2. The Enforcement Officer, Chandigarh Housing Board, Chandigarh for further necessary action.
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.

*AKM*  
*05/03/25*  
(Akhil Kumar, DANICS)  
Secretary-cum-Estate Officer,  
Chandigarh Housing Board,  
Chandigarh.