

No.CHB/EO/DyEo-I/2025/ 210 4487

Dated: 13/12/25

To

Sh. Durjan S/o Sh. Ram & Smt. Parbati D/o Sh. Ram Nath
Small Flat no. 1224-A, Small Flat Dhanas,
Chandigarh

Subject:- Cancellation order of allotment of Flat No. 1224-A, 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. 1224-A, SF Dhanas, Chandigarh was allotted to Sh. Durjan S/o Sh. Ram & Smt. Parabati D/o Sh. Ram Nath this office allotment No. **CHB/CHFS/2006/3185, dated 06.09.2013** on licence basis for a period of 20 years.

3. As per Clause 10 of Deed of License, the license, the licenses shall be abide by the term and conditions of Deed of License and Chandigarh Small Flats Scheme 2006 and shall also abide by the provision of the Capital of Punjab (Development & Regulation) Act, 1952.

4. 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.

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

- **Alienation of the DU to someone else.**

6. 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.

7. The clause no. **4 & 5** of the deed of licence states as under:-

" The flat shall be used exclusively for residential purpose and for no other purpose".

"The licensee shall not sublet, assign by way of General Power of Attorney or otherwise part with possession of the flat".

8. And whereas a **Show Cause Notice No. CHB/EO/DY.EO-I/2025/2030006** dated **24.03.2025** 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 **11.04.2025 at 10:00 AM** as to why the Registration and Allotment/Tenancy of **Small Flat no. 1224-A, 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 following the procedure prescribed under rules as framed under Chapter VI of Haryana Housing Board act 1971, as extended to UT of Chandigarh.

9. And whereas in the proceedings dated **11.04.2025**, Sh. Vijay Kumar appeared. Sh. Vijay Kumar stated that he and his wife Meena have been living in this small flat for last two months. He also stated that he has paid Rs. 7,00,000/- to Sh. Durjan in lieu of small flat. *Therefore, a complaint dated 13.12.2024 from Sh. Durjan son of Sh. Ram licensee of H.No. 1224-A, Small Flats, Dhanas has been received and in this complaint he stated that:*

1. *I and my wife is allottee of above said flat No. 1224-A, Dhanas Chandigarh which was allotted by CHB, Chandigarh.*
2. *That my wife had expired and now I am the absolute owner of the said flat.*
3. *That on 10.07.2024 I have taken Rs.3,00,000/- from above Sh. Vijay through cheque due to some financial problems.*

4. That it was agreed between me and above said Vijay that you will live in the said flat till then I return the above said amount. From July 2024 Vijay Kumar is residing in the said flat.

It is pertinent to mention here that at the time of taking the above said amount, Vijay Kumar has signed some papers from me as I am illiterate person and not understand the said papers.

5. That now I am ready to give the above said amount alongwith interest but the above said Vijay Kumar is not vacating the said house.

6. That I made several requests to Vijay Kumar to vacate the house but he has delayed the matter on one pretext or the other.

It is therefore requested that the said flat be vacated from above said Vijay Kumar and give the vacant possession to me."

Therefore, It is evident that the licensee has unauthorizedly sublet the DU No. 1224-A, SF Dhanas to Sh. Vijay Kumar in lieu of Rs. 3,00,000/- which is terms and conditions of the small flat Scheme and allotment letter. Hence, the allotment of small flats of licensee is hereby cancelled.

10. As per Chandigarh Small Flat Scheme, 2006 that definition of family has been given on Rule 3(C) which states that:

"(C) "Family means a family consisting of a person, his or her spouse, children and parents residing with him and it includes earning sons and daughters. Married and earning son above the age of eighteen, shall be considered as a separate family unit provided that such a person was living in a separate habitation as identified during the Bio Metric Survey"

The allottee parted with the possession of the flat by selling the above said DU illegally, Rule 15 of the CSFS, 2006 states that:

"15 The allotment of the flat shall stand automatically revoked in the event of contravention of any of the terms and conditions of the scheme."

11. In view of above facts and rules position, the allottee/occupant has violated the terms and conditions of Deed of License prescribed under the Chandigarh Small Flats Scheme-2006. Hence, the allotment of **Small Flat No. 1224-A, Dhanas**, Chandigarh is hereby cancelled. The allottee/occupant is advised to hand over the physical possession to the Chief Engineer, CHB within 30 days from the issue of this order failing which you shall be evicted from the flat as per rule.

5/

AKMA
09/05/25
Secretary-cum-Competent Authority
Under the Chandigarh Small flats Scheme-2006
Chandigarh Housing Board
Chandigarh

Endst. No. CHB/E.O./DyEO-1/2025/ 210 4487

Dated: 13/5/25

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. 1224-A, Dhanas, Chandigarh.
3. PA to Secretary, CHB for kind information.
4. 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.
5. The Computer Incharge, CHB, Chandigarh.

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