

**CHANDIGARH
HOUSING BOARD**
A CHANDIGARH ADMINISTRATION UNDERTAKING

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


No.CHB/E.O./Dy.E.O. I/2025/

Dated:

ORDER

1. Whereas the DU No. 4579, Maloyā, Chandigarh was allotted on lease hold basis to **Sh. Janak Raj S/o Sh. Prem Chand** on the terms and conditions stipulated in the allotment letter No. 485, dated 30.01.1989, Registration No. 3026.
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:
 - Ground floor fully covered with RCC Slab.
 - 1st floor fully covered with RCC slab.
 - 11nd floor fully covered with RCC slab.
 - Chhajja extended on govt. land front side of the house up to 11nd floor work in progress.
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 17 of the Chandigarh Housing Board (Allotment, Management and Sale of Tenements) Regulations, 1979.
5. And whereas, a **Show Cause Notice No. CHB/EE-PH-SDE-(Enf)III/2015/106-112 dated 15.04.2015** was served on the allottee/occupant vide which he had been called upon to show cause in writing/personal hearing on **01.07.2015 at 03:00 PM** as to why the Registration and Allotment/Tenancy of **D/Unit No. 4579, Maloya, 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 1971 etc., as extended to UT of Chandigarh.
6. And whereas, the allottee/occupant did not remove the violations/encroachments despite having been given number of opportunities for hearings for removing the said encroachments/ violations. The following violations and encroachments as per latest inspection report dated 29.01.2024, still exist in the Dwelling Unit :-

| Sr. No. | Violation | Status |
|---------|--|--------------|
| 1. | Two DU's i.e 4578 & 4579 are merged into one. | Still exists |
| 2. | Bathroom and stairs constructed on government land. | Still exists |
| 3. | Ground floor, 1 st floor and 2 nd floor fully covered. | Still exists |
| 4. | Load bearing wall removed. | Still exists |
| 5. | Mumty on 3 rd floor. | Still exists |
| 6. | Chajjas extended on government land. | Still exists |

7. And whereas, in the proceedings dated **04.07.2024**, the allottee  appeared. Enforcement Officer was accordingly directed to proceed further in the case in consultation with Senior Law Officer.
8. And whereas, after consultation with the Senior Law Officer and the Chief Accounts Officer, CHB, the Enforcement Officer was directed to initiate the process for issuance of the cancellation order.
9. Now, therefore, in view of the above facts & circumstances, the undersigned is left with no option but to cancel the registration/ allotment of D.U. No. 4579, Maloya, 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 provisions of Section 17 of Chandigarh Housing Board (Allotment, Management and Sale of Tenements) Regulations, 1979.

10. 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 for eviction from the said premises from the un-authorized possession.



(Ajay Chagti, IAS)
Chief Executive Officer,
Chandigarh Housing Board,
Chandigarh. *Aw*

To

1. Sh. Janak Raj S/o Sh. Prem Chand
D.U. No. 4579, Maloya, Chandigarh.
2. One copy of this order to be pasted on the entry gate of
D.U. No. 4579, Maloya, Chandigarh.

Endst. No. CHB/E.O./Dy.E.O. I/2025/ 2127178

Dated: 27-05-2025

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.



Chief Executive Officer,
Chandigarh Housing Board,
Chandigarh. *Aw*