

No.CHB/EO/Dyeo-II/2025/

Dated:

**RESUMPTION ORDER**

1. Whereas, the DU No. 2211-1, Sector 45-C, Chandigarh was allotted to **Sh. Ajmer Singh S/o Sh. Sawan Ram Saini** on the terms and conditions stipulated in the allotment letter No. 633, dated 20.03.1989, Registration No. 5548. It was transferred in the name of **Smt. Babita Madan W/o Sh. Suresh Madan** vide no. 7609-10 dated 09.04.2009.
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:
  - i) **Balcony at back.**
  - ii) **Verandah converted into the room.**
  - iii) **Room constructed on garage portion & extended on govt. land.**
4. And whereas, it is clear that the allottee/occupant had acted in contravention to the provisions contained in clause 15 of allotment letter and also the provision of Regulation 8-A Capital of Punjab (Development and Regulation) Act, 1952.
5. And whereas, two **Show Cause Notices CHB/EE-IV/2014/745** dated 03.09.2014 and **CHB/EO./DY.EO-II/2024/1835385** dated 12.11.2024 were served on the allottee/occupant vide which he had been called upon to show cause in writing/personal hearing on **16.10.2014 at 03:00 PM** and **27.11.2024 at 10:00 AM** respectively, as to why the Registration and Allotment/Tenancy of **D/Unit No. 2211-1, Sector 45-C, Chandigarh** may not be 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 he did not remove the violations/encroachments despite having been given **Eight** opportunities of hearings till **26.06.2025** for removing the said encroachments/ violations. The details of various SCN and Hearing notices were given to the allottee/occupant as shown in tabular form given below (in days):-

Sr. No.	SCN/Hearing Notice No.	Dated	Time given (No. of days)	Proceedings
1.	1835385	12.11.2024	227	Allottee was present
2.	428	02.12.2024	207	Allottee was present
3.	463	30.12.2024	179	Allottee was present
4.	71	06.02.2025	141	Allottee was present and stated that he was unable to remove the violation.
5.	96	27.02.2025	120	Hearing could not be completed.
6.	141	19.03.2025	100	Allottee did not present
7.	199	17.04.2025	71	Allottee was present and directed to remove all violations
8.	404	16.06.2025	11	Allottee was present

7. And whereas, an inspection was carried out on **19.06.2025** 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.
8. And whereas, in the proceedings dated **26.06.2025**, it was held that:-

*"EO stated that as per latest inspection report on 19.06.2025 the status of violations/encroachment is as under:-*

Sr. No.	Violations	Status
1.	Balcony at back	Still Exists
2.	Verandah converted into the room	Still Exists
3.	Room constructed on garage portion & extended on govt. land	Still Exists

On personal hearing dated 24.04.2025 Sh. Suresh Madan stated that the allottee should be given last opportunity to remove the violations No. 1, 2 & 3. He also stated that due to his bad health he should be given atleast 45 days to remove the violations. He has submitted copies of his prescriptions. In view of his submission the NDOH was fixed today i.e. 26.06.2025.

In view of the above facts, status report, submission of the Sh. Suresh Madan husband of Smt. Babita Madan on 24.04.2025, SCN dated 12.11.2024 multiple hearings given on 27.11.2024, 06.12.2024, 16.01.2025, 17.02.2025, 24.04.2025 and today 26.06.2025, the allottee has no intention to remove the violations as mentioned in the SCN dated 12.11.2024. Hence, the undersigned has no other option left except to Resume/cancel the allotment of DU No. 2211-1, Sector 45-C, CHD. Accordingly, the allotment of DU No. 2211-1, Sector 45-C, CHD is hereby Resumed/cancelled as per Section 8-A of Capital of Punjab (Development and Regularization) Act 1952. The EO is hereby directed to put up draft Resumption order."

9. 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. 2211-1, Sector 45-C, 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.
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.

*AKM*  
*21/08/25*  
(Akhil Kumar, DANICS)  
Secretary-cum-Estate Officer,  
Chandigarh Housing Board,  
Chandigarh.

To

1. Smt. Babita Madan W/o Sh. Suresh Madan.  
D.U. No. 2211-1, Sector 45-C, Chandigarh.
2. One copy of this order to be pasted on the entry gate of  
D.U. No. 2211-1, Sector 45-C, Chandigarh

Endst. No. CHB/E.O./Dy.E.O. II/2025/2274238

Dated: 26.08.2025

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*  
*21/08/25*  
(Akhil Kumar, DANICS)  
Secretary-cum-Estate Officer,  
Chandigarh Housing Board,  
Chandigarh.

CT/CHB/2274238  
Dated 26/08/25