

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

Dated:

RESUMPTION ORDER

1. Whereas, the DU No. 1033-2, Sector 39-B, Chandigarh was allotted to **Sh. Surinder Singh S/o Sh. Surjeet Singh** on the terms and conditions stipulated in the allotment letter No. 608, dated 28.11.1991, Registration No. 194. After that, **Conveyance deed** has been executed by sub registrar UT Chandigarh vide serial no. 742, Book no. 1, Volume No. 206, Dated 02.05.2012.
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) **Front Balcony extended with RCC slab.**
 - ii) **Room and Toilet constructed on Top terrace with AC Sheets.**
 - iii) **Back Balcony extended with RCC Slab.**
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, two **Show Cause Notices CHB/2017/SDEPHII/Enf/1423 dated 13.11.2017 and CHB/EO/DY.EO-I/2025/1984814 dated 20.02.2025** were served on the allottee/occupant vide which he had been called upon to show cause in writing/personal hearing on **07.12.2017 at 11:00 AM and 25.03.2025 at 10:00 AM** respectively, as to why the Registration and Allotment of D/Unit No. 1033-2, Sector 39-B, 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 the allottee/owner did not remove the violations/encroachments despite having been given **Six** opportunities of hearings till **11.08.2025** for removing the said encroachments/ violations. The details of various SCNs and Hearing notices were given to the allottee/occupant are shown in tabular form given below (in days):-

Sr. No.	SCN/Hearing Notice No.	Dated	Time given (No. of days)	Proceedings
1.	1984814	20.02.2025	172	Allottee was present
2.	176	04.04.2025	129	Allottee was present
3.	188	15.04.2025	118	Hearing could not be held
4.	245	05.05.2025	98	Hearing could not be held, because he has refused to receive a copy of hearing notice.
5.	406	16.06.2025	56	Allottee was absent
6.	647	04.08.2025	7	Son of allottee was present

7. And whereas, in the proceedings dated **11.08.2025**, it was held that:-

"DY. EO stated that as per latest inspection report dated 07.08.2025 the status of violations is as under:-

Sr. No.	Violations	Status
1.	Front Balcony extended with RCC slab.	Exists
2.	Room and toilet constructed on top terrace with AC sheets.	Exists
3.	Back balcony extended with RCC slab.	Exists

Sh. Abhineet stated that he has no stay order of the Hon'ble High Court, Chandigarh regarding his dwelling unit and also he did not remove the violations despite statement given by Sh. Surinder Singh owner of DU No. 1033-2, Sector 39-B, CHD on 07.04.2025. He submitted a

copy of order dated 08.08.2017 of Hon'ble Punjab & Haryana High Court in which it was stated that the respondents shall not demolish any of the structures However, show cause notice and the adjudication thereof may proceed in the meantime. It is further ordered that the petitioners shall also maintain status quo in respect of the structures in all respects. It is made expressly clear that the petitioners also shall not carry out any further construction work without the permission of the respondents.

As per above order the petitioner shall not carry any further construction work without the permission of the respondents but further constructions were done beyond the violations mentioned in the old SCN dated 13.11.2017 as per new SCN dated 20.02.2025.

In view of his above, the undersigned has no other option left except to Resume/cancel the allotment of DU No. 1033-2, Sector 39-B, CHD. Accordingly, the allotment of DU No. 1033-2, Sector 39-B, 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."

8. Now, therefore, in view of the above facts & circumstances, the undersigned is left with no option but to resume the allotment of D.U. No. 1033-2, Sector 39-B, 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.
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 proceedings shall be initiated against the allottee for eviction from the said premises from the un-authorized possession.

AKM
09/09/25

(Akhil Kumar, DANICS)
Secretary-cum-Estate Officer,
Chandigarh Housing Board,
Chandigarh.

To

1. Sh. Surinder Singh S/o Sh. Surjeet Singh.
D.U. No. 1033-2, Sector 39-B, Chandigarh.
2. One copy of this order to be pasted on the entry gate of
D.U. No. 1033-2, Sector 39-B, Chandigarh

Endst. No. CHB/E.O./Dy.E.O. 1/2025/ 2300719

Dated: 10-09-2025

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
09/09/25

(Akhil Kumar, DANICS)
Secretary-cum-Estate Officer,
Chandigarh Housing Board,
Chandigarh.