



No. CHB/E.O./Dy.E.O. I/2025/ 2000021

Dated: 03-03-2025

ORDER

1. Whereas the DU No. 1123; Sector 56 (Palsora), Chandigarh was allotted on lease hold basis to **Sh. Shambu Ram** on the terms and conditions stipulated in the allotment letter No. 1502, dated 30.09.1994, Registration No. 354.
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:
 - RCC Chhajja/Balcony constructed on Govt. land at 1st floor, 2nd floor & 3rd floor at front & back side (Old).
 - Brick wall constructed on RCC Chhajja at 1st floor, 2nd floor & 3rd floor covered with RCC slab (Old).
 - 2nd floor fully constructed with RCC slab without the provision of RCC column from ground floor as per NBC drawing (Old).
 - 3rd floor constructed on DU No. 1123 (Additional storey)
 - Dwelling units merged in one unit.
4. And whereas, it is clear that the allottee/occupant had acted in contravention of the provisions contained in clause 13 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/SDE PH-I/Enf./2019/90 dated 21.02.2019 was served on the allottee/occupant vide which he had been called upon to show cause in writing/personal hearing on 28.02.2021 at 11:00 AM as to why the Registration and Allotment/Tenancy of D/Unit No. 1123, Sector 56 (Palsora), 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 still exist in the Dwelling Unit :-
 - RCC Chhajja/Balcony constructed on Govt. land at 1st floor, 2nd floor & 3rd floor at front & back side (Old).
 - Brick wall constructed on RCC Chhajja at 1st floor, 2nd floor & 3rd floor covered with RCC slab (Removed).
 - 2nd floor fully constructed with RCC slab without the provision of RCC column from ground floor as per NBC drawing (Old).
 - 3rd floor constructed on DU No. 1123 (Additional storey)
 - Dwelling units merged in one unit.
7. And whereas, in the proceedings dated 23/01/2025, the allottee appeared and again failed to remove the violations. The Enforcement Officer was directed to put up cancellation order for the dwelling unit.
8. Now, therefore, in view of the above facts & circumstances, the undersigned is left with no option but to cancel the registration/ allotment of DU No. 1123, Sector 56 (Palsora), 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.

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.


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

To

1. Sh. Shambu Ram
D.U. No. 1123, Sector 56 (Palsora), Chandigarh.
2. One copy of this order to be pasted on the entry gate of
D.U. No. 1123, Sector 56 (Palsora), Chandigarh

Endst. No. CHB/E.O./Dy.E.O. /2025/ 2000021

Dated: 03-03-2025

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.


Chief Executive Officer,
Chandigarh Housing Board,
Chandigarh.