

No. CHB/AO-C/2025/ 44886

Dated: 24/12/2025

To

Sh. Jai Shri S/o Sh. Tanti Ram,
Smt. Shakuntla D/o Sh. Piare Lal,
Small Flat No. 74, Dhanas,
U.T. Chandigarh.

Subject: - Cancellation order of allotment of Flat No. 74, 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. 74, Dhanas, Chandigarh was allotted to Sh. Jai Shri S/o Sh. Tanti Ram and Smt. Shakuntla D/o Sh. Piare Lal, vide this office Memo No. CHB/CHFS/2006/8984 Dated 09.06.2014 on licence basis for a period of 20 years.

3. 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 provision of the Capital of Punjab (Development & Regulation) Act, 1952 and the rules made thereunder.

4. The clause no. 2 & 11 of the deed of licence states as under:-

Clause 2: "The licence fee is to be paid by the 10th Day of the month to which it relates"

Clause 11: "The licence shall be liable to be revoked in the event of contravention of any of the above terms and conditions of the Deed of the licence and the licencees shall peacefully hand over the vacant possession of the flat in good condition to the officer so authorized by the Competent Authority, within the stipulated period."

Clause 16(a) of Chandigarh Small Flats Scheme, 2006 states that the competent authority shall also cancel the allotment of the flat if it is found that:-

Clause 16 (a)(iii) states that "the licensee fails to deposit licence fee in spite of the service of notice of demand for a period and determine by the Nodal Agency, whether consecutively or otherwise."

5. The details of various SCNs and Demand notices were given to the allottee/occupant due to non payment of monthly licence fee and the time given till 08.12.2025 to clear outstanding dues as shown in tabular form given below (in days):-

Sr. No.	Demand cum SCN No.	Date	No. of Days
1.	899	25-06-2019	2358
2	4031	28-02-2025	283
3	7810	09-04-2025	243
4	11004	16-05-2025	206
5	17050	04-07-2025	157
6	26500	04-09-2025	95
7	37863	17-11-2025	21

6. The allottee/occupant was given several show cause notices as per detail given in Para no. 5 above and provided ample opportunities of being heard to clear outstanding dues. They were again provided a final opportunity for personal hearing before the undersigned on 08.12.2025 at 09:30 AM vide Memo No. CHB/AO(C)/2025/37863 dated 17.11.2025 to show cause in writing as to why the licence of allotment of Flat no. 74, Dhanas, Chandigarh may not be cancelled and amount paid be forfeited as per the terms and conditions of allotment letter but he failed to appear before the undersigned and also failed to deposit the outstanding dues.

7. As per record Rs. 1,44,770/- (approx.) is outstanding against licence fee as on 08.12.2025.

8. In view of above mentioned facts and rules, it is evident that the licensee has no intention to pay the outstanding dues even after giving them ample opportunities through various SCNs and demand notice mentioned above. The allottee/occupant has violated the terms and conditions of Deed of Licence under clause No. 2, 11 and 16(a)(iii) prescribed under the Chandigarh Small Flats Scheme-2006. There is no option left with the undersigned except to cancel the licence of Small Flat. Hence, the allotment of Small Flat no. 74, 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 he/she shall be evicted from the flat as per law.

AKM
18/12/25

Secretary-cum-Competent Authority
Under the Chandigarh Small flats Scheme-2006
Chandigarh Housing Board
Chandigarh

Endst. No. 44887

Dated: 29/12/2025

A copy is forwarded to the followings for information and necessary action:-

1. The Chief Engineer, CHB, Chandigarh.
2. The Enforcement Officer, CHB with a request to initiate the eviction proceedings w.r.t. Small Flat no. 74, Dhanas, Chandigarh, if allottee/occupant fails to handover/vacate the physical possession of Small Flat within prescribed time i.e. 30 days.
3. PA to Secretary, CHB for kind information.
4. The Chief Account Officer, CHB for information and further necessary action.
5. The Computer Incharge, CHB, Chandigarh.

AKM
18/12/25

Secretary-cum-Competent Authority
Under the Chandigarh Small flats Scheme-2006
Chandigarh Housing Board
Chandigarh

CI/CHB/3043
Dated 29/12/25

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