

No.Dy.EO-I/2026/

Dated :

DEMOLITION ORDER

W.R.T. DWELLING UNIT NO. 1748-2, SEC 39-B, CHANDIGARH.

Whereas the DU No. 1748-2, Sec 39-B, Chandigarh has been issued with a Challan no. 0014/36 dated 30.04.2025 for carrying out following ongoing/ fresh constructions/alteration in the dwelling unit:

- (i) **Constructing room at 3rd floor (back side).**
- (ii) **Constructing balcony at 3rd floor(front side).**
- (iii) **Constructing balcony at 2nd floor (front side).**

And whereas a Notice-cum-Demolition order Under Section 15 of Capital of Punjab (Development and Regulation) Act, 1952 bearing No. DYEO-I/2025/2097503 dated 07.05.2025 was issued and duly served upon to the said allottee/occupant requiring him/her to remove the said unauthorized constructions, and it was clearly mentioned in the said notice that in case the unauthorized constructions were not demolished by the allottee/occupant themselves, the same shall be demolished by CHB at their risk and cost. And whereas an opportunity was provided for personal hearing on 23.05.2025 regarding the said Notice-cum-Demolition order.

And whereas, thereafter the allottee/occupant was given other ample opportunities for personal hearings on 23.05.2025, 16.06.2025, 29.07.2025, 09.09.2025 and 03.10.2025 by the undersigned for getting the unauthorized constructions removed/ demolished at their own end.

And whereas on the personal hearing on 23.05.2025, Sh. Baljeet Singh Khatra and Smt. Karamjeet Kaur Khatra (present allottee/occupants of Dwelling Unit) appeared and stated that the violation at Sl. No. (i) has been removed and also stated to remove the remaining two violations within 15 days. However, as per inspection report dated 13.06.2025, the violation at Sl. No. (i) hasnot been found as completely removed.

And whereas on the personal hearing on 16.06.2025, Sh. Baljeet Singh Khatra appeared and again stated to remove the violations within 30 days without fail.

And whereas on the next personal hearing on 29.07.2025, Sh. Baljeet Singh Khatra appeared and again stated to remove the violations within one month and that he will not ask for any further opportunity.

And whereas no one appeared on the next hearing on 09.09.2025.

And whereas Ms. Kajal Mittal (Advocate) appeared on behalf of Sh. Baljeet Singh Khatra on the next hearing on 03.10.2025 and stated that allottee/occupant is in the abroad. Therefore, undersigned directed Enforcement Officer CHB to take further action in the case as per rule against the violation.

AKM

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And whereas, a representation from Sh. Baljeet Singh dated 05.01.2026 has been received in CHB vide Diary No. 118270/2026/1, with subject "praying for justice". After receipt of the representation, the physical status of violations were checked from outside the house by field staff and the violations were still found existing. The representation has been considered and deliberated upon, **however could not be acceded to due to non-sanctionable nature of the violations, and no part of the violations is covered under the prevailing Need Based Changes Policy of CHB.**

In view of the above-mentioned facts and circumstances, it is evident that the allottee/occupant has no intention to remove/ demolish the said violations/ unauthorized constructions despite being given ample opportunities. Now, undersigned is left with no other option and therefore exercising the powers of Chief Administrator, Chandigarh, pass this demolition order under Section -15 of Capital of Punjab (Development and Regulation) Act, 1952, to demolish the whole portion of the said unauthorized constructions at your risk and cost by CHB any time after 15 days of issuance of this final Demolition Order. The cost incurred on the demolition drive shall be intimated and recovered by the allottee/occupant of the DU after the demolition drive.

Further, it is also intimated that you can still demolish/ remove the complete violations mentioned in the notice within 15 days from the receipt of this order, or may intimate this office if any stay on demolition of the said violations by any appellate authority/ Hon'ble Court is granted, failing which this order will be implemented and demolition drive will be carried out at your risk and cost.

To

Allottee/Occupant
DU No. 1748-2, Sec 39-B
Chandigarh.
(to be delivered through CHB PS by hand
and through registered post)

CT/CHB/ 4201
Dated 13/4/26

AKM
10/04/26

Secretary,
(Exercising the powers of the
Chief Administrator, Chandigarh)

Endst. No. Dy. EO-I/2026/ 2724862

Dated : 13/4/26

A copy is forwarded to

(xiii) Computer in-charge CHB for uploading this order on official website.

(xiv) DC Office, Chandigarh through email, for information.

AKM
10/04/26

Secretary,
(Exercising the powers of the
Chief Administrator, Chandigarh)