

No. CHB/E.O./Dy.E.O-II/2026/ 3202067

Date: 19-10-2026

RESUMPTION ORDER

1. Whereas, DU No. 3312/1, Sector 45/D, Chandigarh was allotted to **Sh. Nafis Ahmed S/o Abdul Hamid** on the terms and conditions stipulated in allotment letter no. 3100, dated 18.02.1986, Registration No. 11865 and transferred in the name of **Sh. Mohammad Nadeem S/o Sh. Nafis Ahmad** on the basis of registered Sale Deed vide CHB Transfer Letter no. HB-AOI/SOV/2009/15389-90, dated 29.07.2009.
2. And whereas, as per condition of allotment letter, dwelling unit could be used for the purpose of residence only and for no other purpose or any additions/alterations could not be made therein without prior approval of the Board in writing.
3. And whereas, it has come to notice of the Chandigarh Housing Board, Chandigarh that following violations have been made in dwelling unit: -
 - i) **Balcony Constructed above govt. land.**
4. And whereas, it is evident that the allottee/occupant has acted in contravention to the provisions contained in clause 14 of allotment letter and also the provision of Capital of Punjab (Development and Regulation) Act, 1952.
5. And whereas, a **Show Cause Notice vide no. CHB/EO/Dy.EO-II/2025/2119165 date 21.05.2025**, was served to allottee/occupant vide which he has been called upon to show cause in writing/personal hearing on 10.06.2025 at 09:30 AM and 17.07.2025 at 10:00 AM respectively, as to why Registration and allotment of **Dwelling Unit No. 3312/1, Sector 45/D**, Chandigarh may not be cancelled/resumed and amount deposited by him be forfeited as per the terms and conditions of the Allotment Letter and further action to evict him from 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 failed to remove the said violation/encroachment despite having been afforded ten opportunities of hearing up to 13.04.2026 for removal of the said violation/encroachment. The details of various SCNs and hearing notices given to the allottee /occupant are shown in tabular form given below (in days): -

S. No.	SCN/Hearing Notice and Dated	Proceedings
1	No.2119165 dated 21.05.2025	The allottee was present on 10.06.2025 and stated that the he would remove the violations within 30 days. The NDOH was fixed for 17.07.2025.
2	No.PB/2025/515 dated 07.07.2025	The hearing scheduled for 17.07.2025 was postponed due to administrative reasons. Accordingly, the NDOH was fixed for 04.08.2025.
3	No.PB/2025/630 dated 28.07.2025	The allottee was present on 04.08.2025 and stated that he will remove the violations within 30 days and will not seek any further opportunity. The NDOH was fixed for 17.09.2025.

4	No.PB/2025/719 dated 08.09.2025	The allottee did not appear on 17.09.2025. Therefore, the next date of hearing was fixed for 13.10.2025.
5	No.PB/2025/791 dated 08.10.2025	The allottee was present on 13.10.2025 and stated that he will remove the violations by 30.10.2025 and will not seek any further opportunity. The NDOH was fixed for 07.11.2025.
6	No.PB/2025/889 dated 03.11.2025	The allottee was present on 07.11.2025 and stated that he will remove the violations by 19.12.2025 and will not seek any further opportunity. The NDOH was fixed for 08.01.2026
7	No.PB/2025/08 dated 07.01.2026	The allottee did not appear on 08.01.2026. The NDOH was fixed for 28.01.2026.
8	No.PB/2025/55 dated 16.01.2026	The allottee was present on 28.01.2026 and stated that he will remove the violations by 27.02.2026 and will not seek any further opportunity. The NDOH was fixed for 03.03.2026.
9	No.PB/2025/241 dated 26.02.2026	The allottee was present on 03.03.2026 and stated that he will remove the violation by 30.03.2026 as his children exams are in the month of March and also due to Ramzan and he will not ask for any further opportunity. The NDOH was fixed for 13.04.2026.

7. **And whereas**, the allottee, Sh. Mohd. Nadeem, appeared for personal hearing on 13.04.2026, wherein Sh. Bhupinder Singh, Deputy Enforcement Officer, CHB, stated that, as per the latest inspection report dated 10.04.2026, the present status of the building violation mentioned in the Show Cause Notice dated 21.05.2025 is as under:

S.No.	Building Violation	Present status
01	Balcony Constructed above Govt. land.	Still exist (Cannot be covered under NBC)

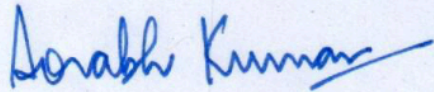
A photographic record/evidence of the existing violation at the site was also placed on record.

Further the allottee was given various hearing opportunities on 10.06.2025, 17.07.2025, 0408.2025, 1709.2025, 13.10.2025, 08.01.2026, 28.01.2026, 03.03.2026 and 13.04.2026 respectively.

On hearing dated 04.08.2025, 13.10.2025, 07.11.2025, 28.01.2026 and 03.03.2026, the allottee of Dwelling Unit No. 3312/1, Sector-45D, Chandigarh had stated that he will remove the violations and he will not for any further opportunity. But still the violations have not been removed as per inspection report dated 10.04.2026 despite multiple hearing were given, since the issuance of SCN dated 21.05.2025.

8. In view of above facts, status report, it seems that the allottee has no intention to remove the violations as mentioned in the SCN dated 21.05.2025. Hence, the undersigned has no other option left except to Resume/Cancel the allotment of Dwelling Unit No. 3312/1, Sector 45/D, CHD. Accordingly, the allotment of Dwelling Unit No. 3312/1, Sector-45/D, CHD is hereby Resumed/Cancelled as per Section 8-A of Capital of Punjab (Development and Regularization) Act 1952. 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.



(Sorabh Kumar Arora, PCS)
Secretary, CHB Chandigarh

To,

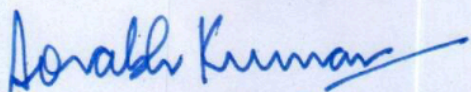
1. Sh. Mohammad Nadeem S/o Sh. Nafis Ahmad,
Dwelling Unit No. 3312/1, Sector 45/D, CHD.
2. One copy of this order to be pasted on the entry gate of
Dwelling Unit No. 3312/1, Sector 45/D, CHD.

Endst. No. CHB/E.O./Dy.E.O.-II/2026/3202067

Dated:- 19-10-2026

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

1. **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. **Enforcement Officer, Chandigarh Housing Board, Chandigarh** for further necessary action.
3. **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. **Computer Incharge, Chandigarh Housing Board, Chandigarh.**



(Sorabh Kumar Arora, PCS)
Secretary, CHB Chandigarh

