CHANDIGARH HOUSING BOARD
A CHANDIGARH ADMINISTRATION UNDERTAKING
8, Jan Marg, Sector 9D, Chandigarh
Telephones:0172-2511130

No.CHB/EO/DY.EO-I/2026/ 183 Dated: 9/2/26

SPEAKING ORDER

Whereas, the DU No.68, Sector 56, Chdniagrh was allotteed to Sh.Janardhan Pandey vide allotment letter No.03 dated 02.08.1994. The said dwelling unit was cancelled by W/CEO, CHB vide No.HB/SDE-I/Enf./2017/981-85 dated 28.11.2017 for the following building violations:-

1. Entrance & Stair portion covered with RCC slab.
2. 2nd floor constructed (RCC column not constructed as NBC drawing)

And whereas, you had filed an appeal before Chairman, CHB on 12.12.2017, you were afforded ample opportunities of hearings to remove / set right the violations. But you did not removed / set right the same. During the hearing dated 31.10.2018, the Chairman, CHB has passed orders that:-

"Both the parties were heard at length and it was ordered that the appellant to remove the violations within 15 days. The inspection report alongwith the photographs shall be submitted by EE (Enf.) for the next hearing. Appellant will comply with these orders strictly otherwise the cancellation order passed by CEO, CHB dated 28.11.2017 shall remain in force".

The order was communicated to you vide No.705-08 dated 06.11.2018.

And whereas, the said dwelling unit was got inspected by this office on 20.11.2018 and found that the violations mentioned above still existed. Further, Eviction Notice (14 days) & Eviction Order (One month) were issued vide No.120 dated 11.03.2019 & No.173 dated 04.04.2019 as per procedure.

And whereas, you had again filed an appeal before the Board, CHB on 09.04.2018. The appeal agenda was preferred before the Board in its 416th meeting held on 16.07.2019 vide agenda item No.416.3.6. The appeal was considered by the Board and it was ordered that since the violations still exist as per report of the Enforcment Wing, CHB, there is no merit in the appeal. However, in view of the recently permitted Need Based Changes vide circular dated 15.02.2019, before issue of the rejection letter

of the appeal, final opportunity was given to the you to set right the violations in the dwelling unit by 30.09.2019, failing which, the appeal shall be deemed rejected and appropriate action, as per law / rules, shall be taken for eviction proceedings. The order was communicated to you vide No.508-11 dated 09.08.2019. The DU was again inspected by this office on 28.01.2021 and found violations were still exists.

And whereas, you had further filed a Revision Petition before the Adviser to the Administrator, UT, Chandigarh (Now Chief Secretary, UT), and Court Case No.MCA DJ/27/2021 in the Hon'ble Court, Chandigarh, which have been dismissed by the respective authorities.

And whereas, you again filed **CWP No.28775/2025 titled as Rekha Devi Vs CHB before the Hon'ble Punjab & Haryana High Court, Chandigarh,** which has also also been disposed off on 25.09.2025. The operative part of the orders is reproducd as under:-

"The petitioner is stated to have removed the violations and therefore, it would be in the interest of justice if the petitioner is given another opportunity to approach the rspondents, who shall get the premises inspected and in the event that the violations have been removed, allotment ought to be restore.

Consequently, the petition stands disposed of with the direction that the respondents shall inspect the premises within a period of 15 days from today and in the event that any of the violations can be compounded, the petitioner shall be granted one month's time to pay the compounding fee and thereafter, appropriate order shall be passed in accordance with law within a period of one month thereafter.

However, it is clarified that if any of the violations which cannot be compounded have not been removed, the respondents would be at liberty to take action in accordance with law".

And whereas, as per direction of the Hon'ble High Court you were informed vide letter No.1881 dated 01.12.2025 that the addition construction (**i.e. Entrance & Stair portion with RCC slab**) which still existing in your dwelling unit, is not covered under any Need Based Changes Clauses of order No.02 dated 03.01.2023. You were also advised to remove / set right the same by 19.12.2025, but you did not remove / set right same. As per inspection report dated 22.12.2025 the violations mentioned above still exist in your dwelling unit No.68, Sector 56, Chandigarh.

And whereas, you are advised to handover the vacant possession of the said Dwelling Unit No.68, Sector 56, Chandigarh to Chandigarh Housing Board as you have failed to remove / set right the violations besides a lot of opportunities given to you on directions of different authorities / Hon'ble Courts.

To

The Allottee/Occupant
House No.68, Sector 56
Chandigarh

04/02/2026.

Chief Executive Officer
Chandigarh Housing Board
Chandigarh