



ESTD. 1992

CHANDIGARH BEOPAR MANDAL (Regd.)

Head Office : SCO 10, Sector 21-C, Chandigarh Mobile : 98158 82100
Admn. Office : SCO 60, Sector 17-D, Chandigarh Mobile : 94631 00013
Email : sanjeevchadha470@gmail.com

Sanjeev Chadha
President

09/04/2025

Ref. No.

Dated.....

Charanjiv Singh
Chairman

Diwakar Sahoonja
Vice Chairman

Satpal Gupta
Chief Patron

Subhash Narang
Sr. Vice President

Naresh Mahajan
General Secretary

To,

Sh. Atul Garg,
Member Parliament (Lok Sabha),
Parbhari, BJP Chandigarh,
Govt. of India, New Delhi

Sub.:- Urgent need to resolve long Pending Issues of Traders.

Hon'ble Sir,

Chandigarh Beopar Mandal on behalf of traders of the city would like to put forward some of the important pending issues of traders.

- 1. Implementation of OTS Scheme for Vat Assessment Cases on Punjab Pattern:-** Dealers of Chandigarh are in great trouble due to huge Tax demands of old VAT Assessment cases because of non supply of some C-Forms by the purchasing dealers of other States. Dealers of Chandigarh have delivered the goods and without any fault on their part, they are being forced to pay hefty amount as tax, penalty, interest etc. Presently around 11000 Dealers have been given such notices totaling amounting to around 3000 Crore. 90% of the dealers who are facing recovery proceedings are small and medium traders. To give relief to these traders of the city, a One Time Settlement Scheme of outstanding dues of Vat Assessment cases on Punjab pattern should be introduced without any further delay. This will save these dealers from becoming defaulter and will also bring revenue to the state.
- 2. Roll Back of Penalty:** - Chandigarh Administration has sent a proposal to amend section 13-14-15 of capital of Punjab Act 1952 to increase penalty on misuse/violation and other rules on buildings from Rs.500/- to Rs.100000/- and further from Rs.20/- to Rs.4000/- per day in case of continuance of violation etc. and it has been adopted by MHA, Govt. of India and likely to be presented in Parliament for final approval. It is submitted that such a exorbitant increase is not justified. This move is seen as a retrograde step that will harm the interest of traders and businessmen in the city. So it is requested that this proposal may be rejected and reasonable increase which is within the paying capacity of residents may be considered.
- 3. Exorbitant Increase in Property/House Tax:-** Recently property tax on commercial buildings have been increased to double and house tax on residential buildings have been tripled resulting to undue financial burden on traders and other citizens of Chandigarh. It is requested that this property/house tax should be rationalize to give relief to the citizens.



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Sanjeev Chadha
PresidentCharanjiv Singh
ChairmanDiwakar Sahoonya
Vice ChairmanSatpal Gupta
Chief PatronSubhash Narang
Sr. Vice PresidentNaresh Mahajan
General Secretary

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P-2

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4. **Exorbitant increase in Collateral Rates:** - Chandigarh Administration has suddenly increased the collateral rate of commercial property in Chandigarh resulting to conversion/extra coverage charges from SCF to SCO on the V-4 road markets of Sector 7 to 30 from Rs.5 Lac to Rs.95-97 Lac as it has been linked to collateral rate thereby stopping the whole conversion process. In Sectors 7-8-9-26 on Madhya Marg, collateral rates are even more than the actual price of the Showrooms. So it is requested to get the collateral rate rationalize and conversion/extra coverage charges delinked from collateral rates and reasonable rates may be prescribed for converting SCF to SCO in different sectors.
5. **Making Commercial Property Freehold:-** Chandigarh Administration/Municipal Corporation have not been able to sell the commercial property since eight years except 4-5 shops in a new Grain Market in spite of financial crunch because of leasehold system in the city. We request to sell the commercial/industrial/institutional property on freehold basis on the pattern of residential property. This will revive the property market and also earn more revenue for the State as well. It is also requested that already sold commercial as well as Industrial property should be allowed to be converted from leasehold to freehold with reasonable conversion charges to fulfill the old demand of citizens of Chandigarh.
6. **Permission of General Trade in the Upper Floors of Commercial Buildings without Conversion Charges:** - Display and sale of goods which covers almost all general trade category of goods had got included by an error under high density Trade where as it should have been put in the category of other permissible trades like Coaching Classes/Health Centre/Gyms, Medical Labs/Diagnostics Centre, Education Institutions, Banks, Computer Training, Cyber Café/Internet Services etc which are currently being permitted on the upper floors. In fact more people visit the above mentioned business centers at any time than the General trade shops. So there should not be any conversion charges on general trade activities in any floor of SCO as these buildings have been sold and auctioned for general trade. This issue can be finally approved by Chandigarh Administration.
7. **Construction of First Floor on Single Storey Bay Shops/Booths:** - One additional floor should be allowed for storage purpose on all single storey Bay Shops and Booths in the city to give relief to the small traders who are weaker section of society. It will help to remove encroachment in the new Verandas/Corridors of small Shops of 8'x16. It has been already permitted in upcoming Booth Markets in Chandigarh and also same is permitted by Haryana Government in Panchkula which is part of Tricity. This issue can be finally approved by Chandigarh Administration.



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Sr. Vice President

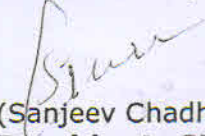
Naresh Mahajan
General Secretary

8. **Box Type Construction of SCO and SCF in First Phase Sectors:-**The owner of SCO's and SCF's in Phase-1, Sectors may kindly be allowed to increase the floor area of 1st and 2nd floor equal to ground floor i.e. extending the construction of 1st & 2nd floor up to the end wall of the Ground floor to bring parity with Phase-II, Sectors of Chandigarh. This issue can be finally approved by Chandigarh Administration.
9. **Formation of Traders Welfare Board:** - As more than 50,000 traders are doing their business in the city, so Chandigarh Trade Welfare Board should be constituted to look after the welfare of the traders on the pattern of National Traders Welfare Board. It should be headed by a trader of Chandigarh with suitable powers to resolve the trader's issues on the pattern of National Traders Welfare Board. It is requested that it should be finalized soon so that issues can be taken up and resolved regularly.

On behalf of trading community, Chandigarh Beopar Mandal requests your goodself to kindly consider the above issues favorably and give suitable instructions to the Chandigarh Administration for early resolution to boost up the sagging trade of the city.

Thanking you

Yours faithfully


(Sanjeev Chadha)
President, CBM


(Charanjiv Singh)
Chairman, CBM