



ESTD. 1992

CHANDIGARH BEOPAR MANDAL (Regd.)

Head Office : SCO 10, Sector 21-C, Chandigarh Mobile : 98158 82100
Admn. Office : Shop No. 348, Sector 44-D, Chandigarh Mobile : 98150 03505
PR Office : SCO 26, Sector 11-D, Chandigarh Mobile : 98761 19212

Charanjiv Singh
President
Anil Vohra
Patron

Satpal Gupta
Chairman
Diwakar Sagoonja
Patron

Parshotam Mahajan
Vice Chairman
Gursharan Batra
Patron

Subhash Narang
Sr. Vice President
Naresh Mahajan
General Secretary

To

Date:- 15.1.2025

Sh. Nishant Kumar Yadav IAS,
Deputy Commissioner,
Chandigarh, U.T.

Sub.:- Suggestions for improvement in the working of Estate Office.

Dear Sir,

Chandigarh Beopar Mandal on behalf of traders of city beautiful wants to put forward some suggestion for improvement in the working of Estate Office.

1. **Compliance of Violation/Misuse Notice within Specified Time:-** Estate Office issues notice if any misuse or violation in buildings comes to its notice and give 30 days to remove the same. Even if the owner or occupier of the building removes the said misuse or violation within the notice period, penalty is imposed from the date of notice to the date of compliance. This is unjustified and harassment to the general public. Instructions should be given to the SDM's that no penalty should be imposed if violation or misuse is removed within notice period.

Penalty being imposed on building violations and misuse is very high and needs to be rationalized soon. As new building rules were notified in 2007 and later on amended in 2017, so no penalty should be imposed under these rules on the buildings allotted before 2007. Penalty has been increased arbitrarily in 2007 without amending the Act and it has been already challenged in the High Court where it is likely to be set aside. It is also under consideration of the MHA and needs to be rationalized soon.

2. **Sale of Commercial Property on Leasehold Basis:-** Estate Office has not been able to sell its property since 8-10 years there by depriving the office of expected revenue. Recently we have learnt from Newspaper reports that CHB has already put its property on E-Auction and your office is likely to put Estate Office property on E-Auction soon. But we have the apprehension that commercial property will not attract buyer because of leasehold system and strict payment schedule. So we suggest that property should be sold on freehold basis and on four year installment as practice in neighboring state of Punjab and Haryana.

There is also need to bring conversion scheme to convert already sold commercial property from leasehold to freehold on reasonable charges on the pattern of residential property.

3. **Delay of Court Cases in Estate Office:-** Cases of building violations, misuse, transfers and other related matters in the Estate Office are lying pending since long causing harassment to the general public. So these cases should be dealt with in a time bound manner while taking lenient view to give relief to the general public.

Contd. P/2



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- Public Meeting Hours:-** Every Wednesday from 10:00 A.M. to 1:00 P.M. have been fixed for public meeting by the Administrator U.T. Chandigarh. You are requested to see to it that SDM's, AEO's and other officials in your office give this time to the public to listen to their grievances regularly and no official meeting is fixed during this period.
- Regular Updating of Website Record:-** After the site is resumed by the Estate Officer and matter is raised in appeal and site is restored and proper orders are passed by the appellat Court. Even after supply of such order to the Estate Office and deposit of penalty by the owner, the site continued to be stood resumed in the website of Estate Office and Plot Owner have to run from pillar to post to get the site restored in the official record of Estate Office. We request website should be automatically updated on receipt of such restore order.
- Delay in Service of Notices:-** The Building Violations notice some specific time is given to the plot owners for removal of violations. The office staff on their part issues the notice and sends it for dispatch on the address of the plot owners. Many time the Notices are dispatched (No. and Date are put on it), but actually these are posted or delivered even after expiry of the dead line (last date for comply the same), which result in that the enforcement staff start notified action against property owners. This situation also put the plot owners in harassment and cause mental agony.
- Simplification and Rationalization of Building Bye Laws:-** Building Bye Laws concerning commercial, industrial and residential property were formed since long and no major amendments were made considering the modern day requirements of residents. So committee should be formed to listen to the grievances and suggestions of general public and changes should be made to make building bye laws people friendly and practical.

We are hopeful of favorable response to our suggestions.

Thanking You,

Yours faithfully,

(Charanjiv Singh)
President, CBM

(Vinod Joshi)
Chairman, Building Bye Laws Committee, CBM