



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

Satpal Gupta  
Chairman

Parshotam Mahajan  
Vice Chairman

Subhash Narang  
Sr. Vice President

Anil Vohra  
Patron

Diwakar Sagoonja  
Patron

Gursharan Batra  
Patron

Naresh Mahajan  
General Secretary

To,

Sh. Banwari Lal Purohit,  
Governor Punjab cum Administrator,  
Chandigarh, U.T.

Dated:-29/02/2024

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

Respected 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, interest etc. To give relief to the traders of the city, a One Time Settlement Scheme of outstanding dues of Vat Assessment cases should be implemented on Punjab pattern without any further delay. Neighboring States of Punjab, Haryana, Himachal Pradesh and so many other states of India has already come out with such schemes. This will give relief to the traders and revenue to the state. File to implement this scheme is under process since long and making round of offices again and again thereby delaying the process. Kindly issue instruction to expedite the matter so that it is approved from your goodself and sent to MHA before Implementation of Election Code of Conduct.
- 2. Making Commercial Property Freehold:-**We appreciate the move of Chandigarh Administration to sell commercial/industrial/institutional properties on freehold basis on the pattern of residential property. This will revive the property market and also earn more revenue for the Chandigarh Administration as well.

Now it is requested that both 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. **As Chandigarh Administration has already submitted its proposed conversion policy with MHA, so it is requested that matter is taken up with MHA for final approval.**

- 3. 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.

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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.

- 4. Conversion of SCF to SCO:-** Chandigarh Administration has suddenly increased 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.60-70 Lac approx by linking it to collector rate thereby stopping the whole conversion process. In industrial Area also extra coverage charges have been increased from Rs.200/- per sq. feet to Rs.3400/- per sq. feet. Levying such huge amount for constructing already permitted extra coverage/changes in their own commercial property is unjustified, hence needed to be rationalized.
- 5. Roll Back of Penalty:** - Although penalty of Rs 500 per Sq. Ft. per month increased arbitrarily from that of Rs 10/- have been reduced by the Administration after intervention of High Court in a pending litigation yet it is still very high. It should be required to be completely rolled back. Such un-proportionate harsh measures are not heard for in any part of the country on businesses being done in defined commercial sites. Penalties worth Crore of rupees much higher than even conversion charges and sometimes even more than valuation of properties on the pretext of being a deterrent have been levied on the occupants. It should be rolled back or rationalized to save general public from undue harassment. This issue needs final nod from MHA.
- 6. Expansion of Parking Facility in Markets:** - Parking problem in Sector-17 have been solved with the construction of multistory parking but other markets of the city still have congestion in parking lots and people park their vehicles on the main roads. So expansions of parking facility is required either by way of community parking at the back side or adjoining vacant place near markets or 3-4 multistory parking in and around the busy markets. This initiative can be taken by Municipal Corporation.
- 7. Formation of Chandigarh Traders Welfare Board:-** As National Traders Welfare Board have been formed to take up national issues to be taken with the Central Govt. Haryana have already formed their Trader's Boards for the welfare of the traders of the state. So you are also requested to form trader's welfare board for Chandigarh on the pattern of National Traders Welfare Board or Haryana Traders Welfare Board to take up the Trader's issues in Chandigarh.

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

Thanking you

Yours faithfully

Charanjiv Singh, President, CBM

Copy to Sh. Sunil J. Singhi, Chairman, National Welfare Board, Govt. of India, New Delhi