

From

The Chief Administrator,
Haryana Urban Development Authority,
Sector-6, Panchkula.

To

1. All the Administrators, HUDA
2. All the Estate Officers/Asstt. Estate Officers,
HUDA.

Memo No. A-11-P-97/

Dated:

39001-22
1-12-97

Sub:-

Grant of extension in time for construction
of residential/commercial plots- charging
of extension fee thereof.

Your attention is invited to this office memo
No. A-11-P-96/4145-66 dated 8.2.96 vide which instructions
to grant extension in the construction of residential/
commercial sites/plots beyond the normal construction
period by charging extension fee upto 31.12.97 were
circulated.

The matter has been re-examined for grant of
further extension to such allottees, whose extension
period expires/expired on or before 31.12.97 and also
for revision of rates of extension fee for all categories
of allottees. After careful review of the whole matter,
the matter was placed before the Authority in its 72nd
meeting held on 19.11.97 for consideration & decision.
It has been decided that the extension beyond the normal
construction period be allowed to be availed by the
allottees on the following terms & conditions :-

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RESIDENTIAL PLOTS :-

- i) The allottees may be allowed to avail further extension of one year beyond 31.12.97 i.e. upto 31.12.98.
- ii) After giving the benefit of another one year extension beyond 31.12.97 the total extension period in which a particular plot is placed will range from 1 to 12 years. It has been decided that this period of 12 years be categorised in four blocks commencing from the base year 1987 for the purpose of charging extension fee.

Different rates of extension fee shall be charged in urban estates keeping in view the potentials, HUDA estates have been divided into following three categories :-

	<u>ZONE</u>	<u>URBAN ESTATES</u>
a)	High Potential zone	Gurgaon, Faridabad, Panchkula.
b)	Medium Potential zone	Karnal, Panipat, Bahadurgarh.
c)	Low Potential zone	Rest of the Urban Estates.

The revised rates of extension fee shall be as under :-

Year in which the plot falls after the expiry of the normal period of construction.	Present rate of extension fee.	Proposed rates of extension fee		
		High Potential zone	Medium Potential zone	Low Potential zone
		(Rs. per sq. mtr.)		

1st block

1st year	6.00 ✓	20.00	15.00	10.00
2nd year	6.00	20.00	15.00	10.00
3rd year	6.00	20.00	15.00	10.00

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2nd block

4th year	10.00	35.00	25.00	15.00
5th year	10.00	35.00	25.00	15.00
6th year	10.00	35.00	25.00	15.00

3rd block

7th year	15.00	50.00	35.00	20.00
8th year	15.00	50.00	35.00	20.00
9th year	15.00	50.00	35.00	20.00

4th block

10th year	20.00	75.00	50.00	30.00
11th year	20.00	75.00	50.00	30.00
12th year	-	75.00	50.00	30.00

- iv) The existing rates may be made applicable for plots upto 100 sq. yards in all the Urban Estates and increased rates may not be charged from these plots.

In the case of plots, where normal period of construction expired prior to 1987, the year of 1987 will be considered as the first year for the purpose of charging of the extension fee, as the policy extension fee was made applicable from the year 1987. The extension policy may further be made applicable subject to the following conditions :-

- i) For the extension of time to be allowed upto 31.12.97 the rates of extension fee may be charged as per the existing policy. The new proposed rates may be made effective from calendar year 1998.
- ii) No extension period beyond 31.12.98 may be allowed to any category of allottees under the extension policy until and unless it is further relaxed.

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It has further been decided that provisional occupation certificate may be issued in case where one habitable room, a kitchen and a toilet is constructed with minimum of 25% of the covered area permissible on the ground floor. This will be, however applicable w.e.f. 1.1.1998.

Commercial plots :-

The extension of the construction period in respect of commercial plots has also been decided to be allowed for another one year, on the analogy of the residential plots, beyond 31.12.97 on the following rates:

- | | | |
|-----|---|--|
| i) | For commercial plots upto two storeys | 2 time of the rates of extension fee of residential plot. |
| ii) | For commercial plots more than two storeys. | 3 times of the rates of extension fee of residential plot. |

The other terms & conditions for the purpose of allowing extension in case of commercial plots will also remain the same as in the case of residential plots.

The instructions should be brought to the notice of all concerned/plot holders and due publicity be given at the local level.

The above policy shall be applicable with effect from 1.1.1998.

[Signature]
Administrative Officer,
for Chief Administrator, HUDA.

Encl. No. A-11-p-97/39023-26 Dated: 1-12-97

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

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| i) | Chief Controller of Finance, HUDA, Panchkula. |
| ii) | Chief Town Planner, HUDA, Panchkula. |
| iii) | Secretary, HUDA, Panchkula. |
| iv) | District Attorney, HUDA, Panchkula. |

[Signature]
Administrative Officer,
for Chief Administrator, HUDA.