

From

The Chief Administrator,
Haryana Urban Development Authority,
Panchkula.

To

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

Memo No.A-I(P)-2007/3265-86

Dated:29.01.2007

Subject: Revised HUDA Extension Policy – Grant of extension in time limit for construction of residential/commercial plots, beyond stipulated period of 2 years.

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This is in super session of this office memo No. A-I(P)-2006/37368-389 dated 13.10.2006.

According to Regulation 17 of HUDA (Disposal of Land and Building) Regulations framed under HUDA Act 1977, a period of two year is given to every plot holder (to be reckoned from the date of offer of possession) for the construction of a house. There exists a provision to grant a further extension of 13 years beyond the stipulated period of two years on payment of prescribed extension fee.

The above policy guidelines have been reviewed by the Authority in its 98th meeting held on 12.12.2006. It has been decided that hence-forth no extension shall be granted beyond 7 years [including the initial stipulated period of 2 years (2+5 years)] after offer of possession. This will make a total period of 7 years for construction. For those plots in respect of which the period of 7 years either has already been expired or shall expire on 31.12.2007, it has been decided that all such allottees who have already availed a period of 7 years or above by 31.12.2007, shall have to get the building plan sanctioned and complete at least minimum required construction on their plots and apply for occupation certificate by 31.12.2008, on payment of prescribed extension fee.

For the remaining allottees who have not yet availed the maximum permissible period of 7 years, to be reckoned from the date of offer of possession, may avail the above maximum permissible extension of

7 years on payment of prescribed rates of extension fee. The prescribed rates of extension fee are being communicated separately.

Those allottees who fail to do so, their plots shall be resumed under the provisions of Section-17 of HUDA Act for violating the condition of sale by giving them appropriate notice and an opportunity of being heard in person.

The matter regarding giving benefit of waiver of extension fee to widows and rebate of 90% to women allottees has also been engaging the attention of Authority. It has also been decided as under:-

- (A) No extension fee shall be levied on residential plots owned exclusively by **widows**.
- (B) A rebate of 90% on the extension fee shall be given on residential plots owned exclusively by **Women**.

This Concession/relief shall be subject to the following conditions:-

- i) It will be made applicable with effect from 01.01.2006.
- ii) This relief will be given only on those residential plots which are owned exclusively either by widows or by women. Residential plots jointly owned by a man along with a women/widow will not be eligible to gain the benefit of this policy.
- iii) Extension fee is charged for a calendar year. In case a property is transferred during the year and changed ownership is such that it is entitled for rebate under this policy than rebate proportionate to the period shall be given.
- iv) The widow will have to produce documents to the satisfaction of Estate Officer in this regard.

You are requested to take further action accordingly. A wide publicity of the above policy may be carried out, amongst all allottees through individual communications, public notice in the leading newspapers as well as displaying the same on notice board of the office.

The receipt of this communication may be acknowledged on receipt.

-sd/-
Administrative Officer,
for Chief Administrator, HUDA.

Endst.No.A-1(P)-2007/3287-94

Dated: 29.01.2007

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

1. The Engineer-in-Chief, HUDA, Panchkula.
2. The Chief Town Planner, HUDA, Panchkula.
3. The Chief Controller of Finance, HUDA, Panchkula.
4. The L.R. HUDA, Panchkula.
5. The Secretary HUDA, Panchkula.
6. The CVO & EO, HUDA (HQ), Panchkula.
7. The Dy. Economic & Statistical Advisor, HUDA, Panchkula.
8. All the Assistants & Record Keepers of Urban Branch, HUDA (HQ), Panchkula.

-sd/-

Administrative Officer,
for Chief Administrator, HUDA.

From

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

To

1. All the Administrators, HUDA.
2. All the Estate Officer, HUDA.

Memo No.A-1-2007/15857-78

Dated: 28.04.2007

Subject: Grant of Extension in time for construction of residential/commercial plots – charging of extension fee thereof.

This is in continuation of this office Memo No. A-1(P)/ 2007/ 3265-86 dated 29.01.2007 on the subject cited above.

It had been circulated that the rates of extension fee shall be circulated subsequently. Now, it has been decided that the existing rates of extension up to 13 years [beyond stipulated period of 2 years to be reckoned from the date of offer of possession] shall continue to be charged.

For the purpose of determining the rates of extension fee, all the Urban Estates have been divided into following four zones: -

Zone		Urban Estate
a)	Hyper Potential Zone	- <u>Urban Estate Gurgaon.</u>
b)	High Potential Zone	- Urban Estate Faridabad, Ballabhgarh Complex, Sonapat, Kundli, Multi functional Urban Complex, Panipat & Panchkula.
c)	Medium Potential Zone	- Bahadurgarh, Hisar, Rewari, Dharuhera.
d)	Low Potential Zone -	All other Urban Estates developed by HUDA.

The existing rates of extension fee for the total period 13 years are hereby reproduced as under: -

Residential plots :

Year in which the Plot falls after the expiry of the normal period of construction (Rates per Sq.mtr.)	High Potential Zone	Medium Potential Zone	Low Potential Zone	In case of plots up to 100 Sq.yds. (irrespective of zone).
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1st Block

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

2nd Block

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

3rd Block

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

4th Block

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

5th Block

13th year	80.00	55.00	30.00	20.00
14 th year	80.00	55.00	30.00	20.00
15 th year	80.00	55.00	30.00	20.00

6th Block

16 th year	85.00	60.00	35.00	20.00
17 th year	85.00	60.00	35.00	20.00
18 th year	85.00	60.00	35.00	20.00

7th Block

19 th year	90.00	65.00	40.00	20.00
20 th year	100.00	75.00	50.00	20.00

Only, Urban Estate Gurgaon has been declared as Hyper Potential zone, w.e.f. Calendar year 2006. **The existing rates of extension for Gurgaon Urban Estate for the calendar year 2006 are Rs.150/- per Sq.mtr.**

For the Plot holder who have already availed the maximum period of 15 years from the date of offer of possession on or before the cut off date of 31.12.2006 and are required to complete the construction by 31.12.2007, they shall be charged the extension fee, in which block/year

they fall as per table given here before. However, in case of plot holder who have availed maximum extension period of 20 years on or before 31.12.2006 and are required to complete the construction by 31.12.2007 shall be charged extension fee at the rates as applicable in the calendar year 2006.

Commercial plots:-

In respect of commercial sites up to 2 storey/more than 2 storey the rates for extension fee may be charged two times/three times of the rates of residential plots, respectively.

The other terms and conditions of extension policy as already circulated vide letter referred above shall remain the same.

The above instruction may be brought into the notice of all concerned/plot holders and due publicity be given at the local level.

-sd/-

Administrative Officer,
for Chief Administrator, HUDA

Endst.No.A-1(P)-2007/15879-86

Dated: 28.04.2007

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

1. The Engineer-in-Chief, HUDA, Panchkula.
2. The Chief Town Planner, HUDA, Panchkula.
3. The Chief Controller of Finance, HUDA, Panchkula.
4. The L.R. HUDA, Panchkula.
5. The Secretary HUDA, Panchkula.
6. The CVO & EO, HUDA (HQ), Panchkula.
7. The Dy. Economic & Statistical Advisor, HUDA, Panchkula.
8. The Sr. Manager [I.T] HUDA [HQ]
9. All the Assistants & Record Keepers of Urban Branch, HUDA (HQ),

-sd/-

Administrative Officer,
for Chief Administrator, HUDA

From

Chief Administrator,
Haryana Urban Development Authority,
Panchkula.

To

All the Administrators in HUDA
All the Estate Officers, in HUDA

Memo No. **A-1-2007/23187-208**

Dated: **02.07.2007**

Subject: Revised HUDA Extension Policy-Grant of extension in time limit for construction of residential/ commercial plots, beyond stipulated period of 2 years. - Clarification thereof.

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This is with reference to this office memo no. A-1-2007/3265-86 dated 29.01.2007 & memo no. A-1-2007/15857-78 dated 28.04.2007 on the subject cited as above.

The Authority in its 98th meeting held on 12.12.2006 had decided that no extension shall be granted beyond 7 years (2+5 years) after offer of possession. For those plots in respect of which the period of 7 years either had already expired or would have expired on 31.12.2007 ***"all such allottees who have already availed a period of 7 years on or before 31.12.2007, shall have to get the building plan sanctioned and complete at least minimum required construction on their plots and apply for occupation certificate by 31.12.2008, on payment of prescribed extension fee"***. Thereafter, the matter was reviewed and it was decided that a maximum 13 years beyond the stipulated period of two years may be granted on payment of prescribed extension fee. The above policy guidelines also states that for those plots in respect of which their allottees that have already availed a period of 15 years or more by 31.12.2006 shall be given one time extension up to 31.12.2007 to raise/complete at least minimum required construction on their plots. They shall have to get their building plan approved by 30.06.2007 and apply for occupation certificate by 31.12.2007.

The decision to get the building plan sanctioned and complete the construction by 31.12.2007 was not applicable in the cases wherein the calendar year 2007 was the 15th year.

Accordingly all such allottees in the cases wherein the calendar year 2007 is the 15th year may be allowed to get their building plan approved and complete at least minimum required construction on their plots and apply for occupation certificate by 31.12.2008, on payment of prescribed extension fee.

You are requested to take further action accordingly.

-sd/-

Administrative Officer,
for Chief Administrator, HUDA

Endst No.**A-1-2007/ 23209-217**

Dated: **02.07.2007**

A copy of the above is forwarded to the following for information and necessary action.

1. The Engineer in Chief HUDA Panchkula.
2. The Chief Town Planner HUDA Panchkula
3. The Chief Controller of Finance HUDA Panchkula.
4. The L.R HUDA Panchkula.
5. The Secretary HUDA Panchkula.
6. The CVO & EO HUDA Panchkula.
7. Dy. ESA HUDA Panchkula.
8. Sr. Manager, IT HUDA Panchkula.
9. All the Assistants and record keepers of Urban Branch.

-sd/-

Administrative Officer,
for Chief Administrator, HUDA