

From

The Chief Administrator,
Haryana Urban Development Authority,
HUDA, Panchkula.

To

1. All the Administrators, HUDA,

2. All the Estate Officers, HUDA.

Memo No. A-UB-A6/2013/18221-42

Dated: 12.04.2013

Subject: Extension in time limit for construction on residential/commercial plots beyond the stipulated period of 2 years.

This is in supersession of all earlier references from this office on the subject cited above.

The time extension policy for construction on residential/commercial plots was last modified on 28.8.2009. The proposal to grant further extension in time limit has further been examined and it has been decided that the revised policy on the subject shall be as under:

i) There shall be no upper limit of the time within which the allottee is required to complete the minimum required construction.

ii) The extension fee beyond the initial allowed period of 2 years shall be as under:

A) RESIDENTIAL PLOTS

(Rates/Rs. per sq. mts)

Year in which the plot falls after the expiry of the normal period of construction.	Hyper Potential Zone	High Potential Zone	Medium Potential Zone	Low Potential Zone	In case of plots up to 100 Sq. mts (Irrespective of zone)
1st block 1 st year	30.00	25.00	20.00	15.00	10.00
2 nd year	30.00	25.00	20.00	15.00	10.00
3 rd year	30.00	25.00	20.00	15.00	10.00
2nd block 4 th year	60.00	40.00	30.00	20.00	15.00
5 th year	60.00	40.00	30.00	20.00	15.00
6 th year	60.00	40.00	30.00	20.00	15.00
3rd block 7 th year	90.00	60.00	40.00	25.00	20.00
8 th year	90.00	60.00	40.00	25.00	20.00
9 th year	90.00	60.00	40.00	25.00	20.00

4th block	125.00	100.00	75.00	50.00	25.00
10 year					
11 th year	125.00	100.00	75.00	50.00	25.00
12 th year	125.00	100.00	75.00	50.00	25.00
Note: - After expiry of 12 th year, further extension in period of construction shall be allowed on payment of extension fee at double the rates of the previous year. However, this will not apply to plot sizes upto 100 sq. mts for which the rates will remain the same as in the 12 th year unless and until increased by the Authority.					

B) Commercial plots:- In respect of commercial sites up to 2 storey/ more than 2 storey the rates for extension fee shall be two times/ three times of the rates for residential plots, respectively.

iii) 50% rebate in the extension fee shall be allowed in case of plots allotted to defence personnel including paramilitary forces.

iv) The rebate in extension fee to women and widows provided in the circular issued vide memo no. A-1(P)-2007/3265-86 dated 29.01.2007 shall continue to remain in force.

v) The above rates of extension fee shall be applicable from the date of issue of this policy and the existing allottees will be required to pay the extension fee at the above revised rates for any extension to be sought after the coming into force of this policy. However, the allottees will not be required to pay any differential amount for the extension fee already paid by them before the date of issue of this policy.

vi) The policy shall be applicable to all the cases where resumption orders have been passed due to non construction but the allottees/ re-allottees have challenged the resumption orders and the litigation is pending in any Forum. In such cases, the Estate Officer shall inform the Court/Authority where the appeal of former allottee against the resumption order is pending, that the said Court/Authority may dispose off the appeal in terms of the new extension policy.

vii) The plots which have been resumed after 31-12-2007 but the allottee has not challenged the resumption order as on the date of issue of this policy shall be restored by the Estate Officer after prior approval of the Zonal Administrator.

viii). The policy shall not be applicable where the litigation has attained finality and resumption order has been upheld.

ix). The policy shall not be applicable where the allottee/re-allottee has executed SPA/GPA after the passing of the resumption order.

The above policy is being issued with the prior approval of Hon'ble Chief Minister Haryana.

-sd-
(Surjeet Singh)
Administrator (HQ)
for Chief Administrator,
HUDA, Panchkula.

Endst. No. A-UB-A6/2013/

Dated.

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

1. The Chief Controller of Finance HUDA, Panchkula
2. The Chief Engineer, HUDA, Panchkula.
2. The Chief Engineer-I, HUDA, Panchkula.
3. The Chief Town Planner, HUDA, Panchkula.
4. The Chief Architect, HUDA, Panchkula.
5. The Secretary, HUDA, Panchkula.
6. The District Attorney, HUDA, Panchkula.
7. The General Manager, (IT), HUDA, Panchkula.
8. The Enforcement Officer, HUDA, Panchkula.
9. The Dy. ESA, HUDA, Panchkula.
10. All Assistants & Record Keepers, of Urban Branch, HUDA. HQ, Panchkula.

-sd-
B.B. Taneja,
Dy. Supdt, Urban Branch,
For Chief Administrator, HUDA,
Panchkula