

From

The Chief Administrator  
HUDA, Panchkula.

To,

1. All the Administrator (s), HUDA.
2. All the Estate officer (s)/ Asstt. Estate Officer sS), HUDA.

Memo. No. A-K.K.12 / 17346-68

Dated: 9.5.2012

**Subject: Grant of Extension in time for construction on Institutional sites –Charging of extension fee thereof.**

This is in partial modification of the policy guidelines issued on the subject vide memo no. A-1-99/11199-219 dated 2.4.1999, A-1(P)-2002/16787-16808 dated 10.7.2002 and A.K.K.-2009/21046-49 dated 9.6.2009.

The matter has been re-examined and it has been observed that the institutional sites allotted by HUDA can be categorized as under:-

- i) Sites allotted to Social/Charitable Trusts/Religious institutions/Philanthropic institutions/Trusts.
- ii) Sites allotted to institutions/organizations other than the ones mentioned at Sr. No. (i) including Educational Institutions.
- iii) Sites allotted in exclusive institutional sectors of HUDA.
- (iv) Sites allotted to Government Departments/organizations.

The following policy has been finalized for grant of extension in time for construction on institutional sites.

**i) Sites allotted to Social/Charitable Trusts/Religious institutions/ Philanthropic institutions/Trusts.**

As per the existing policy the allottees of institutional sites are required to complete the construction within a period of 2 yrs from the date of offer of possession. An extension of 3 years is permissible for completing construction on such institutional sites on payment of extension fee. Therefore, total period allowed for completing construction is 5 years (2+3 years) from the date offer of possession.

It has been decided that a period of **additional 2 years** be granted to the allottees on payment of extension fee. The rates of extension fee be revised as under:

Zone	Year of extension	Social/Religious etc. i.e. Category (i) (Rates in per Sq. mtr.)	
		Existing Rates	Revised Rates
<b><u>High Potential</u></b>	1 <sup>st</sup> year	Rs. 5.00	Rs.10.00
	2 <sup>nd</sup> year	Rs. 8.00	Rs.15.00
	3 <sup>rd</sup> year	Rs. 10.00	Rs.20.00
	4 <sup>th</sup> year	-	Rs.25.00
	5 <sup>th</sup> year	-	Rs.30.00
<b><u>Medium Potential</u></b>	1 <sup>st</sup> year	Rs.3.00	Rs. 5.00
	2 <sup>nd</sup> year	Rs.5.00	Rs.10.00
	3 <sup>rd</sup> year	Rs.8.00	Rs.15.00
	4 <sup>th</sup> year	-	Rs.20.00
	5 <sup>th</sup> year	-	Rs.25.00
<b><u>Low Potential</u></b>	1 <sup>st</sup> year	Rs. 2.00	Rs.4.00
	2 <sup>nd</sup> year	Rs.3.00	Rs.6.00
	3 <sup>rd</sup> year	Rs.5.00	Rs.10.00
	4 <sup>th</sup> year	-	Rs.15.00
	5 <sup>th</sup> year	-	Rs.20.00

In case the allottee fails to complete the construction within 7 years from the date of offer of possession then the Estate Officer shall initiate resumption proceedings under Section-17 of the HUDA Act.

**ii) Sites allotted to institutions/organizations other than the ones mentioned at Sr. No. (i) including Educational Institutions.**

As per the existing policy the allottees of institutional sites are required to complete the construction within a period of 2 yrs from the date of offer of possession. An extension of 3 years is permissible for completing construction on such institutional sites on payment of extension fee. So the total period allowed for completing construction is 5 years (2+3 Years) from the date offer of possession.

It has been decided that a period of **additional 2 years** may be granted to the allottees on payment of extension fee. The rates of extension fee be revised as under:

Zone	Year of extension	Category (ii) (Rates in per Sq. mtr.)	
		Existing Rates	Revised Rates
<b><u>High Potential</u></b>	1 <sup>st</sup> year	Rs. 10.00	Rs.20.00
	2 <sup>nd</sup> year	Rs. 15.00	Rs.30.00
	3 <sup>rd</sup> year	Rs. 20.00	Rs.40.00
	4 <sup>th</sup> year	-	Rs.50.00
	5 <sup>th</sup> year	-	Rs.60.00
<b><u>Medium Potential</u></b>	1 <sup>st</sup> year	Rs. 8.00	Rs.15.00
	2 <sup>nd</sup> year	Rs.10.00	Rs.20.00
	3 <sup>rd</sup> year	Rs.15.00	Rs.30.00
	4 <sup>th</sup> year	-	Rs.40.00
	5 <sup>th</sup> year	-	Rs.50.00
<b><u>Low Potential</u></b>	1 <sup>st</sup> year	Rs. 5.00	Rs.10.00
	2 <sup>nd</sup> year	Rs. 8.00	Rs.15.00
	3 <sup>rd</sup> year	Rs.10.00	Rs.20.00
	4 <sup>th</sup> year		Rs.30.00
	5 <sup>th</sup> year		Rs.40.00

In case the allottee fails to complete the construction within 7 years from the date of offer of possession then the Estate Officer shall initiate resumption proceedings under Section-17 of the HUDA Act.

**(iii) Sites allotted in exclusive institutional sectors of HUDA.**

**a) Sites allotted in exclusive Institutional sectors of HUDA except sector-32 & 44 Gurgaon.**

As per the existing policy the allottees of institutional sites are required to complete the construction within a period of 2 yrs from the date of offer of possession. An extension of 3 years is permissible for completing construction on such institutional sites on payment of extension fee. So the total period allowed for completing construction is 5 years (2+3 years) from the date offer of possession.

It has been decided that a period of **additional 2 years** be granted to the allottees on payment of extension fee. The rates of extension fee be revised as under:

Zone	Year of extension	(Rates in per Sq. mtr.)	
		Existing Rates	Revised Rates
<b><u>High Potential</u></b>	1 <sup>st</sup> year	Rs. 10.00	Rs.20.00
	2 <sup>nd</sup> year	Rs. 15.00	Rs.30.00
	3 <sup>rd</sup> year	Rs. 20.00	Rs.40.00
	4 <sup>th</sup> year	-	Rs.50.00
	5 <sup>th</sup> year	-	Rs.60.00
<b><u>Medium Potential</u></b>	1 <sup>st</sup> year	Rs. 8.00	Rs.15.00
	2 <sup>nd</sup> year	Rs.10.00	Rs.20.00
	3 <sup>rd</sup> year	Rs.15.00	Rs.30.00
	4 <sup>th</sup> year	-	Rs.40.00
	5 <sup>th</sup> year	-	Rs.50.00
<b><u>Low Potential</u></b>	1 <sup>st</sup> year	Rs. 5.00	Rs.10.00
	2 <sup>nd</sup> year	Rs. 8.00	Rs.15.00
	3 <sup>rd</sup> year	Rs.10.00	Rs.20.00
	4 <sup>th</sup> year		Rs.30.00
	5 <sup>th</sup> year		Rs.40.00

In case the allottee fails to complete the construction within 7 years from the date of offer of possession then the Estate Officer shall initiate resumption proceedings under Section-17 of the HUDA Act.

**(b) Sites allotted in sector-32 & 44 of Gurgaon.**

In case of sector-32 & 44 of Gurgaon initial period of 5 years is allowed to the allottees for completing construction. This period is further extendable to another 3 years, making the total period available for completing construction as 8 years. It has been decided to grant extension of another 2 years, making total period available for completing construction as 10 years (5+3+2 years) on payment of extension fee revised as under:-

Year of extension	Existing rates	Revised rates
1 <sup>st</sup> year	Rs. 10.00	Rs 40.00
2 <sup>nd</sup> year	Rs. 15.00	Rs. 60.00
3 <sup>rd</sup> year	Rs. 20.00	Rs. 80.00
4 <sup>th</sup> year	--	Rs. 100.00
5 <sup>th</sup> year	--	Rs. 120.00

In case the allottee fails to complete the construction within 10 years from the date of offer of possession then the Estate Officer shall initiate resumption proceedings under Section-17 of the HUDA Act.

However, in the case of allottees whose period of construction has already expired on 31.12.2010, it has been decided that a period of **additional 2 years i.e. upto 31-12-2012** be granted to such allottees on payment of extension fee at the rates mentioned as under:-

Year of extension	Existing rates	Revised rates
Over & above 8 years upto 31-12-2010	Rs. 40.00	--
Upto 31-12-2011	--	Rs. 240.00
Upto 31.12.2012	--	Rs. 480.00

In case the allottee fails to complete the construction within above mentioned period then the Estate Officer shall initiate resumption proceedings under Section-17 of the HUDA Act.

**(iv) Sites allotted to Government Departments/organizations**

The institutional sites allotted to Govt. Departments are governed by the extension policy applicable in case of category (ii) above i.e. initial period up to two years from the date of offer of possession and extension of further 3 years on payment of extension fee at the rates prescribed by HUDA.

It has been decided that the Institutional plots allotted to Government Deptt., Board & Corporations and Public Undertaking may be given additional 5 years period for completing the construction on payment of double the extension fee prescribed for the previous year i.e. extension fee for the 6<sup>th</sup> year will be double the extension fee for 5<sup>th</sup> year and extension fee for 7<sup>th</sup> year will be double the extension fee of 6<sup>th</sup> year and so on.

In case the allottee of an Institutional plot allotted to department of Govt. or its Organizations fails to complete the construction within 10 years from the date of offer of possession then the case of further extension in the time limit upto 2 years only can be considered by the Authority if it is satisfied that such an extension is in the larger public interest. But such an extension can be granted on payment of the current price of the plot

minus the price already paid by the allottee.

In case the allottee fails to complete the construction within 12 years from the date of offer of possession then the Estate Officer shall initiate resumption proceedings under Section-17 of the HUDA Act.

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

These instructions issue with the approval of Hon'ble Chief Minister cum Chairman, HUDA.

(Nadim Akhtar)  
Senior Town Planner  
For Chief Administrator, HUDA.

Endst. No. A-K.K.12 / **17369-77**

Dated: **9.5.2012**

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

1. The Chief Engineer-1 & 11. HUDA, Panchkula
2. The Chief Town Planner. HUDA, Panchkula.
3. The Chief Controller of Finance, HUDA, Panchkula.
4. The Secretary HUDA, Panchkula.
5. G.M.I.T., HUDA, Panchkula with the request to host at HUDA website.
6. The Distt. Attorney, HUDA, Panchkula.
7. Dy. ESA. HUDA, Panchkula.
8. The PS/FCTCP and CA, HUDA.
9. All the Asstt. /Record Keepers of Urban Branch.

(Nadim Akhtar)  
Senior Town Planner  
For Chief Administrator, HUDA.