



To

1. All the Administrators,
HSVP in the State.
2. All the Estate Officers,
HSVP in the State.

Memo No. A-6-UB-2019/ 43461-62 Dated: 6/3/18

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

This is in partial modification of this office memo No. A-6-2013/18221-42 dated 12.04.2013 on the subject cited above.

1. As per existing policy, 12 years period beyond the stipulated period of two years has been allowed for construction of residential, commercial plots. After expiry of 12th year, further extension in period of construction is allowed on payment of extension fee at double the rates of the previous year. There is no upper limit of the time within which the allottee is required to complete the minimum required construction.
2. Now, the matter has been reviewed and it has been decided that after 12th year, further extension in the period of construction may be considered to be allowed on payment of 20% increase from 12th year to the next 3 years/5th block (rounded to next Rs. 10/-) & so on instead of double the extension fee of every year to the allottees of HSVP. The extension fee beyond the initial allowed period of 2 years would be charged as under:-

A) Residential Plots:-

Rates/Rs. Per Sq. Mtrs.

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. Mtrs. (Irrespective 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					
10 th Year	125.00	100.00	75.00	50.00	25.00
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
5th Block					
13th Year	150.00	120.00	90.00	60.00	30.00
14th Year	150.00	120.00	90.00	60.00	30.00
15th Year	150.00	120.00	90.00	60.00	30.00

The above rates shall also apply to the plot sizes of 100 sq.mtr.

B) Commercial Plots:-

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

3. The other terms & conditions of policy guidelines dated 12.04.2013 shall remain the same. This policy shall be made applicable retrospectively for all pending cases.
4. The matter was placed before the Pradhikaran in its 117th meeting held on 18.02.2019 vide Agenda item No. A-117th(20) for consideration and decision. The Pradhikaran has accorded its approval. A copy of agenda and extract of proceeding of the Pradhikaran is enclosed herewith for your reference and record.

You are requested to take further action accordingly and action taken report may be sent to this office immediately. This has the approval of CA, HSVP.


Administrator(HQ),
for Chief Administrator, HSVP

Endst. No. A-6-UB-2019/

Dated:

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

1. The Chief Controller of Finance, HSVP, Panchkula.
2. The Chief Town Planner(M) & (N), HSVP, Panchkula.
3. The Chief Engineer-I & II, HSVP, Panchkula.
4. The Chief Architect, HSVP, Panchkula.
5. The Secretary, HSVP, Panchkula.
6. The General Manager(IT), HSVP, Panchkula. He is requested to host it on HSVP website.
7. The District Attorney, HSVP, Panchkula.
8. All the Supdt./Assistants/Record Keepers of Urban Branch, HSVP, HQ, Panchkula.


Administrator(HQ),
for Chief Administrator, HSVP

Agenda Item No. 117th (20)

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

1. Initially the policy for extension in time limit for construction of residential/ commercial plots beyond the stipulated period of 2 years was introduced in the Year 1986 which was made applicable from the calendar Year 1987.
2. The extension in time limit is being given time to time by the Pradhikaran on the basis of demands raised by the allottees. In the Year 2013, this policy was reviewed and it was decided that there shall be no upper limit of the time within which the allottees are required to complete the minimum required construction. The extension fee beyond the initial allowed period of 2 years was decided as under:-

A) Residential Plots:-

Rates /Rs. Per Sq. Mtrs.

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. Mtrs. (Irrespective 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					
10 th Year	125.00	100.00	75.00	50.00	25.00
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

After expiry of 12th 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 12th year unless and until increased by the Pradhikaran.

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.

i) 50% rebate in the extension fee shall be allowed in case of plots allotted to Defence Personnel including Paramilitary Forces.

ii) 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.

iii) The above rates of extension fee shall be applicable from the date of issue of this policy i.e. 01.04.2013 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.

iv) 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.

v) 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.

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

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

3. It has been observed that after 12th years, the extension fee is charged double the previous year of extension policy and so on which is very harsh and imposes heavy penalty on the allottee, who is not able to construct the plot even in the extended period.
4. It is, therefore, proposed that the existing policy may be reviewed and considered that after 12th years, further extension in the period of construction may be considered to be allowed on payment of 20% increase from 12th year to the next 3 years/5th block (rounded to next Rs. 10/-) & so on instead of double the extension fee of every year to give some relief to the allottees of HSVP. Thus extension fee for 5th Block is given as illustration as under:-

Rates/Rs. Per Sq. Mtrs.

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. Mtrs. (Irrespective zone)
4th Block					
10 th Year	125.00	100.00	75.00	50.00	25.00
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
5th Block					
13th Year	150.00	120.00	90.00	60.00	30.00
14th Year	150.00	120.00	90.00	60.00	30.00
15th Year	150.00	120.00	90.00	60.00	30.00

The other terms & conditions of policy guidelines dated 12.04.2013 shall remain the same. This policy shall be made applicable retrospectively for all pending cases.

The matter is placed before the Pradhikaran for consideration & decision.