

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

From

Chief Administrator,
HUDA, Panchkula.

To

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

Memo No. A-6-(UB)2013/

Dated:

**Subject: Extension in time limit for construction of residential/
commercial plots.**

This is continuation of this office Memo No. A-6-UB-2013/18221-42 dated 12.04.2013 on the subject cited above.

A copy of minutes of meeting (Workshop on New Extension Policy circulated on 12.04.2013) held on 24.08.2013 at 11.00 A.M. under the Chairmanship of Chief Controller of Finance, HUDA in the Conference Hall of HUDA HQ, Sector-6, Panchkula is sent herewith for information and taking for further necessary action.

This issues with the approval of Chief Administrator, HUDA.

DA/As above

(B.B.Taneja)
Dy. Supdt., Urban Branch,
for Chief Administrator, HUDA

Endst. No. A-6-(UB) 2013/

Dated:

A copy of above along with copy of minutes of meeting held on 24.08.2013 is forwarded to the General Manager (IT) with the request to make necessary changes in the system.

(B.B.Taneja)
Dy. Supdt., Urban Branch,
for Chief Administrator, HUDA

Agenda : Workshop on New Extension Policy circulated vide letter No. A-UB-A6/2013/18221-42 dated 12.4.2013.

In Chair : CCF, HUDA.

Participants : As per Annexure 'A'

Dated of Meeting : 24.8.2013 at 11.00 A.M.

Pursuant to the orders of CA, HUDA, a workshop was organized on 24.8.2013 at 11.00 A.M. to train the relevant staff of Estate Offices/Administrator offices throughout the State in respect of the New Extension Policy circulated by HUDA vide letter dated 12.4.2013. In this workshop Supdt./Dy.Supdt/Accounts Officers/ Accountants of Estate offices/Administrator offices were called. GM(IT) and Dy. Supdt. Urban Branch also attended the workshop.

During the discussions in the workshop, it was observed that there is lot of confusion amongst the employees of HUDA regarding the New Extension Policy. The employees of different offices are calculating the extension fees differently particularly in the cases where the earlier prescribed period of 15 years (i.e. 2+13years) has been exhausted. In order to make the New Extension Policy clear to the filed offices, the following points were discussed in detail and clarification was issued as under:

1. New Extension Policy has been notified on 12.4.2013 but for the convenience of calculation, it was informed that the New Extension Policy may be made applicable from 1.4.2013.
2. There are two types of cases where the earlier prescribed period of 15 years have been exhausted. In some cases the period has been exhausted on 31.12.07 or thereafter. In other cases the period has been exhausted on 30.11.09. It was made clear that for the cases where the prescribed period has been exhausted on 31.12.07 the rate of extension fee for the calendar year 2008 will be double the rate of the extension fees charged for the calendar year 2007. Similarly the rate of extension fees for the year 2009 shall be the double the rate of extension fees charged for the year 2008 and so on (Example 1 to 5).

In respect of plots where the prescribed period has been exhausted in Nov. 2009 the extension fees for one month i.e. for Dec., 2009(If not charged) may be charged at the same rate (proportionately for one month)at which the extension fees was charged for the year 2009. For the next calendar year i.e. for the year 2010, the rates of extension fees shall be double the rate at which the extension fee was charged for the year 2009 and so on.



3. This process will continue and no surcharge will be charged on the extension fees due from 1.1.08 to 31.12.2013 in respect of the first category of plot and from 1.1.2010 to 31.12.2013 for the 2nd category of plot. Surcharge will be charged from 1.1.2014 on the total outstanding as on 31.12.2013.
4. The extension fee in respect of residential plots of size upto 4 marla plot will not be doubled and same rate will continue to be charged till 31.3.2013. However from 1.4.2013 the new rates of extension fee will be applicable i.e. for first 3 months of the calendar year 2013, the old rate will be applicable on proportionate basis and for the next 9 months of the calendar year 2013 the new rates will be applicable proportionately. After the expiry of prescribed period of 13 years and 12 years as per New Extension Policy, the last rate charged or new rate as per New Extension Policy whichever is higher shall be applicable for the future years and it will not be doubled..
5. 50% rebate will be allowed in the extension fee to the Defence Personnel/Para Military Forces from 1.4.2013 i.e. the date of applicability of New Extension Policy. No such rebate will be allowed prior to the period 1.4.2013. In this case also the extension fee for the first 3 months for the calendar year 2013 will be charged at the old rate without any concession and for the balance 9 months of the calendar year 2013, it will be charged at the new rate as per New extension Policy with 50% rebate (Example 6).
6. The rebate on women and widows will continue to be given as per the previous policy.
7. Prior to the introduction of New Extension Policy, the rates of previous extension policy will be applicable in respect of all the plots. The new rates will only be charged from 1.4.2013. In this case also the old rates will be charged for 3 months for the calendar year 2013 on proportionate basis and for the balance 9 months of the calendar year 2013, the new rates will be charged proportionately. If a plot completes 12 years of extension during the calendar year 2013, in that case the extension fees charged during the year 2013, as per calculations stated above will be doubled for the year 2014 and so on. In case the 13 years period is going to exhaust on 31.3. 2013, in that case the extension fees of first 3 months i.e. for the period from 1.1.2013 to 31.3.2013 will be charged as per the rates of previous policy and the double of this rate will be charged for balance 9 months of the year 2013 on



proportionate basis(as there are no rates prescribed for 13th years in the New Extension Policy). For the year 2014, the extension fees charged for the year 2013 shall be doubled and so on. It is made clear that if the period of 13 years is expired in the year 2013 i.e. on or after 31.3.2013, in that case the period allowed for payment of extension fee at the normal rate will be 31.3.2013.

8. 10% rebate shall continued to be given in the extension fees in case the total extension fees of the calendar year is paid in advance before 31st March of the calendar year. But in such case previous outstanding amount should be nil otherwise the amount paid will be adjusted towards the previous dues and no rebate will be given.



Example 1

Extension Completion Date 1 jan 2009 to 31 dec 2012 for Residential Plot list which is Allotted ,Restore, Resume and OC /POC is Not applied														
S. No	Urban state	Sector	Plot Number	Category Code	Sub category Code	Plot Status	Offer Of Possession Date	Completion date 15YEAR	Extension Cut Of Date	Glcode	Ext Year	Installment Number	ExtDue Date	Ext Due amount
2	Panchkula	10	748	RESID	10.0M	ALLOT	1-Dec-95	1-Dec-10	31-Dec-10	300005	Year 13	13	1-Jan-10	16720

S. No	Ext. Due Amt.	Year				Double in 2011	Double in 2012	Double in 2013
2	16720	2010				33440	66880	133760

24/9/13



Example 2

Extension Completion Date 1 Jan 2009 to 31 dec 2012 for Residential Plot list which is Allotted ,Restore, Resume and OC /POC is Not applied														
S. No	Urban state	Sector	Plot Number	CategoryCode	Sub category Code	Plot Status	Offer Of Possession Date	Completion date	Extension cut Of Date	Giccode	Ext Year	Installment Number	ExtDue Date	Ext Due amount
3	Panchkula	25	517	RESID	10.0M	ALLOT	22-Apr-96	22-Apr-11	30-Jun-11	300005	Year 14	14	1-Jan-11	16544

S. No	Ext. Due Amt.	Year			Proportionately Double in 2011	Double in 2012	Double in 2013
3	16544	2011			First 2 Qtrs. 8272 Next 2 Qtrs. 16544 (16544*1/2*2) = 24816	49632	99264

4/5/17



Example 3

Extension Completion Date 1 jan 2009 to 31 dec 2012 for Residential Plot list which is Allotted ,Restore, Resume and OC /POC is Not applied														
S. No	Urban Estate	Sector	Plot Number	Category Code	Sub category Code	Plot Status	Offer Of Possession Date	Completion date 15YEAR	Extension Cut Of Date	Glcodel	Ext Year	Installment Number	ExtDue Date	Ext Due amount
4	Panchkula	25	1370	RESID	6.00M	ALLOT	13-Mar-97	13-Mar-12	31-Mar-12	300005	Year 14	14	1-Jan-12	11088

S. No	Ext. Due Amt.	Year			Double in 2011	Proportionately Double in 2012	Double in 2013
4	11088	2012				First Qtr. 2772 Next 3 Qtrs. 16632 (11088*3/4*2) ----- = 19404	38808

24/5/19


[Signature]

Example 4

E.g. - Table 2 'R'

E.g. - Table 2 'R'														
Extension Completion Date 31 Dec 2007 to 31 Dec 2012 for Residential Plot list which is Allotted ,Restore, Resume and OC /POC is Not applied (more than 15 year extension cases)														
S.No	Urban state	Sector ID	Plot Number	Category Code	Sub category Code	Plot Status	Offer Of Possession Date	Completion date 15YEAR	Extension Cut Of Date	Giccode	Ext Year	Install ment Number	ExtID ue Date	Ext Due amount
5	Ambala	9	867	RESID	10.0M	ALLOT	10-Nov-90	11-Oct-05	31/12/2005	300005	Year 15	15	1-Jan-07	7315

S. No.	Extension Due Amt.	Year	Double in 2008	Double in 2009	Double in 2010	Double in 2011 and so on
5	7315	2007	14630	29260	58530	117040

15/9/13 .  5

Example 5

E.g. - Table 2 'R'

E.g. - Table 2 'R'														
Extension Completion Date 31 Dec 2009 to 31 Dec 2012 for Residential Plot list which is Allotted ,Restore, Resume and OC /POC is Not applied (more than 15 year extension cases)														
S.No	Urban state	Sector ID	Plot Number	Category Code	Sub category Code	Plot Status	Offer Of Possession Date	Completion ndate 15YEAR	Extension Cut Of Date	Glcode	Ext Year	Install ment Number	ExtDue Date	Ext Due amount
6	Panchk ula	4	400	RESID	14.0M	ALLOT	5-Sep-89	5-Sep-04	30-Sep-04	300005	Year 16	16	1-Jan-07	25500

S. No.	Extension Due Amt.	Year	Double in 2008	Double in 2009	Double in 2010	Double in 2011
6	25500	2007	51000	102000	204000	408000

15/9/17

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Example

6

E.g. - Table 5 'R'

Extension policy revised calculation for residential plot list which is Allotted , Restore, Resume and OC/POC is not applied/issued

S.No	Urban Estate	Sector ID	Plot Number	Category Code	Sub category Code	Plot Status	Offer Of Possession Date	Extensi on Cut OF Date	Ext Year	Installment Number	ExtDue Date	Ext Due amount
3	Panchk ula	23	125	RESID	8.00 M	allot	28-jun-2007	30-jun-2022	Year 5	5	1-jan-13	6300
4	Panchk ula	28	1696 p	RESID	8.00 M	allot	19-jan-2008	31-mar-2023	Year 4	4	1-jan-13	6426

S. No.	Extension fee Amount	Year 2013	Proportionate Extension Fee of 2013 for Defence person	Extension for 2014
3	6300	5 th year	$1 \text{ quarter} = 6300 \times \frac{1}{4} = 1575$ $3 \text{ quarter} = 7200 \times \frac{3}{4} \times \frac{1}{2} = 2700 \text{ (at revised rates)}$ $\text{Total} = 3975$	½ of the rate applicable for 6 th year as per NEP
4	7140	4 th year	$1 \text{ quarter} = 7140 \times \frac{1}{4} = 1785$ $3 \text{ quarter} = 8160 \times \frac{3}{4} \times \frac{1}{2} = 3060 \text{ (at revised rates)}$ $\text{Total} = 4845$	½ of the rate applicable for 5 th year as per NEP

NEP denotes New Extension Policy.

HARYANA URBAN DEVELOPMENT AUTHORITY

Office note on page may kindly be perused, it is submitted that the subject matter doesn't relate to this Branch. Submitted please.

Agg

25/3/14

Hamir
27/3/14



S.A.
503
27/3/14
on

27/3

The office note at NP 35-37 anti of GM(IT) may kindly be perused. The pointwise reply /clarification is given as under:

1) Incorporation of Rebate on change of ownership to widow/women after 12 years of extension period.

In this regard it is clarify that ,In case of transfer of Plot from Male applicants to Female applicant and vise versa ,the extension fee will be charge^{need} as per policy applicable in case of Male/Female w.e.f 1st jan of the next year ,as the extension fee of the current year has already be paid by the previous allottee at the time of transfer.

2) Calculation of Extension fee for Plots upto 4 Marla.

It is clarify that,in case of Plots of EWS categories upto 4 Marla (in case 100 monthly installment)the revised rate will be made applicable as per revised policy of extension fee dated 12/04/2013. i.e. from 1.4.2013.

GM(IT) may be requested to take necessary action and implement the same in the system accordingly.

Submitted Please.

Geetika
29/3 per

S.A.
2

29/3/2014
(and)
503

CCF

Pl. check whether it is 'x' as we applicable to all 4M plots or only to plots having 100 installments.

503

503

29/3/14

HARYANA URBAN DEVELOPMENT AUTHORITY



With refers to observation of CCF HUDA at ~~Fig~~ "X" on pre page, it is intimated that there are two types of EWS Category of Plots upto 4 Marla as under:-
 A) Plot of EWS Categories upto 4 Marla allotted on subsidized rate having 100 monthly installments.
 B) Plots of EWS Categories upto 4 marla allotted on the basis of 6 annually installment at the normal rate.

As per previous policy rate of extension fees for the categories of plot mention at SR No. 1 above where applicable as under:-

1 st Block year of (3 year)	Rs 6/- per sq mtrs
2 nd Block year of (3 year)	Rs 10/-per sq mtr
3 rd Block year of (3 year)	Rs 15/- per sq mtr
4 th Block year of (3 year)	Rs 20/-per sq mtr

In case of categories mention at S.No.2 above normal rate of extension fees were made applicable as in case of other categories of 6 Marla and above.

In this connection it is intimated that decision in this regards has already been taken in the meeting held on 24/08/2013 under the chairmanship of the CCF HUDA vide point no.4 (Cp-32) which clarify that "After the expiry of prescribed period of 13 years and 12 years as per New Extension Policy, the last rate charged or new rate as per New extension Policy whichever is higher shall be applicable for the future years and it will not be doubled".

In view of above, it is clarify that when EWS plots allotted on subsidized rate of 100 monthly installment upto 4 marla new policy of extension fee dated 12/04/2013 is made applicable

When EWS plots upto 4 Marla allottee on 6 annually installment at normal rate, the same rate of extension fees will be charged as already chargeable in respect of plots ~~other~~ 6 marla size and above will be charged .The reply of point no.1 has already given at NP 38 anti.

May return the file to GM (IT) for implementation in the system as per above clarification.

Geetika
21/4/2014
The copies of instructions in 80
Serials has already to be placed in
SAO
SAO
7/4/2014
15/4/14

CCF
16/4/14
GM/IT
Dr. P. S. Khandelwal
Also Placed a representation
Serials has already, The same
be placed.
IT
16/4

956-CCF
 16/4/14
 Email sent on
 17-4-14
 To Wipro Ltd.

From

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

To

1. All the Administrator(s), in the State.
2. All the Estate Officer(s), in the State.

Memo No. A-4-UB-2014/ 23530

Dated: 26/9/14

Subject: Extension in time limit for construction of residential/commercial plots beyond stipulated period of 2 years – clarification thereof.

Reference on the subject cited above.

Your attention is invited to HUDA, HQ's memo no. A-1-2007/23187-208 dated 02.07.2007 whereby it was decided that all such allottee in the cases wherein the calendar year 2007 is the 15th year may be allowed to get their building plan approved & complete at-least minimum required construction on their plots & apply for Occupation Certificate by 31.12.2008, on payment of prescribed extension fee. Similarly facilities were given to the plots wherein period of 15 years or more expired by 31.12.2006 (Policy dated 13.10.2006 as modified on 29.01.2007). Such plots were allowed to complete the construction by 31.12.2007 & were given one time extension upto 31.12.2007 to raise/complete at least minimum required construction provided they got the building plans approved by 31.12.2007. However vide policy dated 02.07.2007, slide amendment was done & these plots were also required to get their building plan approved by 30.06.2007 and apply for Occupation Certificate by 31.12.2007. In these cases, the extension fee for the year 2007 has been charged at the normal rate as per the policy dated 13.10.2006. On the contrary, in the case of plots where the period of 15 years expired during the year 2007 and one year period was allowed upto 31.12.2008 on the same terms & conditions that the allottee will complete at-least minimum required construction on their plots and apply for Occupation Certificate by 31.12.2008. But some field staff is charging double the extension fee for the plots wherein calendar year 2007 is the 15th year.

The intention of policy dated 02.07.2007 was to allow one time extension upto 31.12.2007 to the plots where 15 years or more period expired by 31.12.2006 and to allow extension upto 31.12.2008 where 15 years period expired during the calendar year 2007. In both the cases it allowed the allottee the period of one additional year to raise the minimum required construction on the payment of prescribed extension fee. Thus the charging of extension fee at double the rate for the year 2008 in such cases is against the spirit of the policy dated 02.07.2007.

It is therefore clarified that in all such cases, where calendar year 2007 is the 15th year, extension fee for the year 2008 will be charged at normal applicable rates instead of double the rates of extension fee.

This instruction/clarification may be brought to the notice of all concerned to implement in letter and spirit.

(B.B. Taneja)


Deputy Superintendent, UB
For Chief Administrator HUDA

Endst. No. A-4-UB-2014/ 23531

Dated: 26/9/14

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

1. The Principal Secretary to Govt., Haryana, Town and Country Planning Deptt., Chandigarh.
2. The Chief Controller of Finance, HUDA, Panchkula.
3. The Chief Engineer, HUDA, Panchkula.
4. The Chief Town Planner, HUDA, Panchkula.
5. The General Manager (IT), HUDA, Panchkula. He is requested to host these instructions on HUDA website.
6. The District Attorney, HUDA, Panchkula.
7. All the Assistants/Record Keepers Urban Branch, HUDA (HQ) Panchkula.


(B.B.TANEJA)
Deputy Superintendent.(U.B.),
for Chief Administrator, HUDA