

Terms and Conditions of E-Auction of Multi Storey Apartments

The e-auction of Multi Storey Apartments on free-hold basis will be broadly covered under the e-auction policy dated 20.05.2021 and subsequent revised policy dated 20.07.2022. In continuation to the e-Auction policies, the terms and conditions of e-Auction of Multi Storey Apartments will be as under:-

1. **Eligibility for participation** :- Any Individual, Company, Association, body of individuals or registered Co-operative Society (duly registered with Registrar Cooperative Societies, Haryana) are eligible to participate in e-auction of plots earmarked for construction of multi Storey apartments.
2. **Payment Terms:**
 - i. 5% of the Reserve Price of the site will have to be deposited as EMD before last date and time of registration/submission of EMD.
 - ii. 10% of bid amount after adjusting EMD within one to four working days after the close of e-auction, depending upon the value of the bid.
 - iii. 15% bid amount within 30 days from the date of issue of LOI.
 - iv. 75% of bid amount within 120 days from date of issue of LOI.
3. **Construction parameters and norms**
 - i. The population density shall be between minimum of 100 persons per acre to maximum of 300 persons per acre calculated @ 5 persons per dwelling unit. The super area of the dwelling unit will be from minimum 166.66 sq. mtr. to maximum 350 sq. mtr.
 - ii. The construction of building shall be governed by the zoning plan of the plot prepared in accordance with Haryana Building Code, 2017 as amended from time to time.
 - iii. The allottee shall be responsible for making arrangements for boosting of water for their multi storey apartments for drinking and fire fighting purposes. This shall include the construction of water storage tank at any level and on top of the building as per standard Public Health Norms to be approved by the competent authority.
 - iv. The buildings shall conform to the provisions of Haryana Building Code-2017 and Part IV of the BIS (National Building) Code and shall be provided with adequate arrangement to overcome fire hazards to the satisfaction of concerned authorities.

- v. The allottee shall get the building plans approved from concerned Estate officer, HSVP before taking up any construction and development works at site.
- vi. The building shall be constructed within 5 years from **date of offer of possession** after getting the building plans sanctioned from the concerned Estate officer of HSVP. The successful bidder / allottee shall not make any alteration/addition to the structure constructed on the property without prior/explicit written permission of the concerned Estate officer of HSVP. Any violation of the provisions of Haryana Building Code-2017 and the Zoning plan shall attract action as per the provisions of HSVP Act, 1977.
- vii. The maximum permissible coverage shall be 35% of the site on ground and subsequent floor. The maximum FAR shall be 175% of the site area.
- viii. Provisions of the Community Building is allowed within prescribed FAR and Ground coverage not more than the size of one dwelling unit being constructed by the allottee.

4. FAR:

The normal FAR of sites will be 1.75, the benefit of additional FAR will be applicable as per the HSVP, Transit Oriented Development (TOD) policy dated 18.03.2019 on the sites falling under the Transit Oriented Development (TOD).

5. Benefit of Additional FAR under TOD policy

The sites in Urban Estate Gurugram and Faridabad which are falling in intense and transit zone of TOD, the FAR of 350/250 respectively will be permissible, subject to other terms and conditions of the Haryana Building Code and other relevant building codes. It is clarified that the maximum FAR against the site has been mentioned but the actual achievable FAR on the site may vary depending upon the zoning of site and other conditions of the site, so the prospective bidders are requested to check at their own level the FAR they could achieved on the site before bidding as the HSVP will not be in any case responsible if the FAR on any site is achieved less than the maximum FAR of the site.

The tentative charges of this additional FAR admissible under the TOD policy have already included in the Reserve Price of the site which fall under this category and the same has also been indicated in the list of the properties available on the HSVP website. The successful bidder has to furnish a Bank Guarantee equivalent to 25% of

the Internal Development work @ 50.00 lacs per acre as per Director General Town and Country Planning, Haryana Chandigarh letter dated 09.02.2021.

All provisions of TOD/TDR policy issued by the Director Town and Country Planning / Haryana Shehri Vikas Pradhikaran vide letter dated 18.03.2019 / 16.11.2021 will be applicable.

6. **Extension in time period for completing construction**

The request of the successful bidder / allottee for extension in time period for completing construction may be considered under HSVP extension policy issued vide Memo no. 193104 dated 05.12.2020 (as amended from time to time), on payment of stipulated fee.

7. **Maintenance of common facilities and other compliances**

- i. The successful bidder (being allotted land by HSVP) will not be required to obtain a license under the Haryana Development regulations of Urban Areas Act, 1975 (Act No. 8 of 1975). The EDC and IDC are included in the cost and hence, the successful bidder has not to deposit the same. The common facilities like water sewerage and electricity upto the boundary of the site will be provided by the HSVP. Whereas, the successful bidder has to carried out the other internal developments of the site.
- ii. The successful bidder shall have to comply with the provisions of **RERA Act, 2016** and the rules and regulations framed there under by HRERA, wherever required. It is made clear that the successful bidder / allottee will be allowed to register under RERA only after making 100% payment against the plot and after issuance of allotment letter.
- iii. The Successful bidder shall have to get the environmental clearance from the Competent Authority, wherever required.
- iv. The successful bidder shall ensure the compliance of Haryana Apartment Ownership Act, 1983 (as amended from time to time) and the maintenance of common facilities shall be governed by the ibid Act.
- v. The successful bidder shall also comply with all other acts, Rules and Regulations applicable, governing the construction on the site.

8. Submission of Building plan :-

The successful bidder / allottee can submit the building plan after making the payment of 25% of the bid amount and the concerned Estate officer will issue the provisional approval of building plan within one month from date of submission of complete application along with documents. The final sanction regarding the approval of building plan will be issued by the concerned Estate Officer after deposit of 100% of the bid amount and other charges and issue of allotment letter.

9. Single Window

In order to facilitate the allottee a single window / allottee facilitation centre has been set up in the concerned Estate Office. All the approvals like issue of regular allotment letter, possession of site, approval of building plan, water connection, completion, etc. will be issued to allottee by this Facilitation Center in time bound manner.
