

**Being circulated through e-mail only**

From

The Chief Administrator,  
HUDA (Town Planning Wing),  
Panchkula.

To

1. All the Administrators of HUDA.
2. All the Senior Town Planners of T&CP Department.
3. All the Superintending Engineers of HUDA.
4. All the District Town Planners of T&CP Department.
5. All the Executive Engineers of HUDA.
6. All the Estate Officers of HUDA.
- 7.

Memo No: CTP/SB/F.No.101/ 43486

Dated:

9/8/16

**Subject: - Policy for extension in time limit for completion of projects on the sites allotted under Group Housing norms.**

In case of Group Housing societies, initial period allowed for raising construction on allotted sites is 5 years from the date of offer of possession. With the approval of the Authority in its 80<sup>th</sup> meeting held on 27.11.2000, a policy for granting additional 5 years period (total 5+5 = 10 years) for completing the construction on Group Housing sites on payment of prescribed fee was circulated by HUDA vide memo. no. 148-151 dated 09.01.2001.

2. Subsequently, vide memo. no. 6835-62 dated 19.05.2010, policy of extension for completing project on Group Housing sites was amended and an additional period of 2 years (i.e. 5+5+2 = 12 years) was allowed to such societies which could not complete construction within 10 years. The extension fee prescribed was double the rate of extension fee chargeable for the preceding year i.e. for the 11<sup>th</sup> year double the fee prescribed for 10<sup>th</sup> year was chargeable and for the 12<sup>th</sup> year double the extension fee of 11<sup>th</sup> year was chargeable.

3. A proposal was placed before the Authority in its 111<sup>th</sup> meeting held on 27.07.2016 to further extend maximum period allowed for completing construction on Group Housing Sites. The Authority has approved the proposal and has decided as under:-

- i) The revised rates of extension fee for Group Housing sites shall be as follows:-



Extension Period to be allowed to societies	Proposed rates (in ₹ as per sq. mtr.)						
	No. of years	Hyper Zone	potential	High Zone	potential	Medium potential Zone	Low potential Zone
1st year			70.00		56.00	42.00	28.00
2 <sup>nd</sup> year			122.00		98.00	70.00	42.00
3 <sup>rd</sup> year			175.00		140.00	90.00	56.00
4 <sup>th</sup> year			262.00		210.00	140.00	84.00
5 <sup>th</sup> year			280.00		224.00	154.00	98.00

Note :-a) The above rates shall be chargeable from 6<sup>th</sup> year onwards from the date of offer of possession.

b) The Hyper, High, Medium and Low Potential Zones and Urban Estates falling under these Zones shall be as notified by Town & Country Planning Department under the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965

ii) In the case of Group Housing sites, there shall be no upper limit of the time within which the allottee Group Housing Society/Welfare Housing Organisation/Govt. Department (to whom land has been allotted for construction of staff quarters under group housing norms) for completing construction. However, the extension in time limit shall be subject to payment of prescribed extension fee as mentioned above.

iii) After the expiry of 5<sup>th</sup> year (i.e. after 10<sup>th</sup> year from the date of offer of possession), further extension in period of construction shall be allowed on payment of double the extension fee prescribed for the preceding year.

These instructions shall come into force from the date of issue of this letter.

(N. Mehtani, CTP)

for Chief Administrator, HUDA

Endst. No. CTP/SB/F. No.101/

43490

Dated: 9/8/16

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

1. The Chief Controller of Finance, HUDA, Panchkula.
2. The Chief Engineer-I, HUDA, Panchkula.
3. The Chief Engineer, HUDA, Panchkula.
4. The Chief Architect, HUDA, Panchkula.
5. The Enforcement Officer, HUDA, Panchkula.
6. The General Manager (IT), HUDA, Panchkula with the request to host the instruction on HUDA website.
7. The District Attorney, HUDA, Panchkula.
8. The Deputy ESA, HUDA, Panchkula.
9. The Superintendent (Urban Branch), HUDA Panchkula.

(N. Mehtani, CTP)  
for Chief Administrator HUDA