



हरियाणा शहरी विकास प्राधिकरण
o/o CHIEF TOWN PLANNER
HARYANA URBAN
DEVELOPMENT AUTHORITY

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**Through email only
Policy Matter**

To

1. All the Administrators, HUDA.
2. All the Estate Officers, HUDA.
3. All the Executive Engineers, HUDA.
4. All the District Town Planners.

Memo no. CTP/SB/ 11222

Dated:

18/1/17

Subject:-

Regarding Building Regulations of HUDA:-

- (a) **Clarification regarding Regulation-11 of HUDA (Erection of Buildings) Regulations, 1979.**
- (b) **Request for amendment in Haryana Building Code 2016 - With reference to amount to be deposited for Purchasable FAR for Residential Plots.**

1. Issue mentioned at Sr. no. (a) above was raised by Administrator, HUDA, Gurugram vide his office memo no. Spl.1 dated 21.09.2016. The following clarifications were sought:-
 - (i) Occupation certificate be issued to a plot owner who has sanctioned drawings for 25% of the permissible area and constructed that?
 - (ii) Occupation certificate be issued to a person who has sanctioned drawings for full permissible covered area but constructed only 25% of the same?
 - (iii) Provisional/part occupation certificate be issued in above mentioned cases and if yes, is it valid for ever or for six months only?
2. Issue mentioned at Sr. No. (b) above was raised by the Panchkula Architects Forum vide representation dated 14.10.2016. The Forum represented against the following provision (clause no. 2) of the instructions dated 15.07.2016 issued regarding additional FAR purchasable on payment of prescribed charges:-

"Wherever, the building on a plot has already been constructed/under construction, in such cases, the owner will have the option to purchase additional FAR to the extent, it is required by him/her. In such cases, HUDA will not insist on purchase of maximum allowed purchasable FAR. However, in case of fresh sanction of plans & in cases where construction is being raised after demolishing the existing structure, the option of partial purchasable FAR will not be available."
3. Both the above matters were placed before the Authority vide agenda item no. 21 in its 112th meeting held on 10.01.2017. The Authority has decided as under:-

Issue at sr. no. (a)

 - (i) Completion Certificate may be issued to allottees of residential plots upon completion of construction to the extent of 50% of the permissible ground



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coverage. Matter may be taken up for amendment in the relevant provisions of the Haryana Building Code 2016 accordingly.

- (ii) In the old cases, where the allottees of residential plots who have taken only the Provisional Occupation Certificate, such allottees may take full completion within two years of the date of issue of revised policy, after fulfilling the condition of construction of minimum 50% of permissible ground coverage. In such cases, no extension fee shall be chargeable till the date of two years from the date of issue of policy in this regard.
- (iii) Those allottees of residential plots who have taken only the Provisional Occupation Certificate but shall fail to obtain full completion by the due date specified under (ii) above, such allottees shall be liable to pay the extension fee as per rates prescribed in the extension policy of HUDA. In such cases, extension fee chargeable shall be at the rates applicable for the first year of extension.
- (iv) The above proposal shall be applicable only on the residential plots.

Issue at Sr. No. (b):

The Authority has decided that in partial modification of condition no. 2 of instructions issued vide memo. no. CTP/SB/25022 dated 15.07.2016, the benefit of partial purchase of additional FAR may also be allowed in case of fresh sanction of plans as well as in cases where construction is being raised after demolition of the existing structure.

4. A copy of the Agenda note and an extract of the proceedings are enclosed. The above instructions may be followed meticulously.
DA/As above.


(Nadim Akhtar, STP)
for Chief Administrator, HUDA


Dated : 18/1/17

Endst. No.: CTP/SB/

11226

A copy alongwith a copy of agenda and an extract of the proceedings of the meeting are forwarded to the following for information and further necessary action please:-

- 1) The Chief Controller of Finance, HUDA, Panchkula.
- 2) The Administrator, HUDA(HQ), Panchkula.
- 3) The Chief Engineer-I, HUDA, Panchkula.
- 4) The Chief Engineer-II, HUDA, Panchkula.
- 5) The Chief Architect, HUDA, Panchkula.
- 6) The District Attorney, HUDA, Panchkula.
- 7) The General Manager(IT), HUDA, Panchkula with the request to upload these instructions on HUDA website.
DA/As above.


(Nadim Akhtar, STP)
for Chief Administrator, HUDA