

From The Chief Administrator,  
HUDA (T & P Wing)  
Panchkula

To

1. All the Administrators, HUDA\_\_\_\_\_
2. All the Senior Town Planners,\_\_\_\_\_
3. All the District Town Planner,\_\_\_\_\_
4. All the Estate Officers HUDA\_\_\_\_\_

Memo. No. CTP/DTP (N)/JS/54- 101 Dated; 02.01.09

**Subject: Comprehensive instructions regarding permission for changing the number and sizes of dwelling units/transfer of membership and increase in FAR in case of allotment made to societies under Group Housing Schemes of HUDA.**

Reference: In supersession of this office memo. no. 3676-97 dated 20.05.1998, 56-77 dated 07.01.2000, 567-82 dated 04.02.2000, 8143-68 dated 18.09.2001, 7449-93 dated 11.12.2002, 7217-59 dated 16.10.2003, 3868-90 dated 15.06.2004.

It is intimated that as per earlier decision of the Authority, increase in FAR from 150% to 175% is being allowed by HUDA to the societies without charging any infrastructure up-gradation charges. The matter has been re-examined and it has now been decided that the following policy may be adopted in cases where changes in the number and sizes of dwelling units/ transfer of memberships and increase in FAR of Cooperative Group Housing Societies are being allowed by HUDA:-

1. HUDA may allow requests for increasing the number and size of dwelling units within the FAR and other prescribed parameters which were permissible in the particular scheme under which the society was allotted land.
2. As regards replacement of members, the same may be allowed as per the provisions of the scheme under which land was allotted.

Grant of permission as mentioned at sr.no.1 & 2 above shall be with payment of fees and charges as approved by the Authority from time to time.

The new rates shall be as under:-

Change in size of dwelling units

- |                                |   |              |
|--------------------------------|---|--------------|
| * For the 1 <sup>st</sup> time | : | Rs. 20,000/- |
| * For the 2 <sup>nd</sup> time | : | Rs. 40,000/- |
| * For the 3 <sup>rd</sup> time | : | Rs. 60,000/- |

## Change in membership of the society

Size of dwelling units (i.e. DU) in sq. mts.	Amount to be charged for <u>change in membership</u>
Up to 75	Rs.10,000/- per member
76-200	Rs.30,000/- per member
201 to 350	Rs.40,000/- per member

Any change in ownership after grant of occupation certificate to the society shall be only under provisions of Haryana Apartment Ownership Act, 1983 and no permission shall be granted by HUDA in this regard after grant of Occupation Certificate

3. Old Group Housing Schemes: - The rates of old GHS floated during 1998 & 2001 were related to density.

(i) Where the number & size of the dwelling units are increased within the permissible FAR:- In case the density is increased due to increase in the number and size of dwelling unit within the permissible FAR and other parameters, in such cases the updated rate of difference of the rate of increased and permissible density will be charged. This facility may be allowed to only EWS Societies as it was provided in the scheme that in respect of EWS Societies, maximum permissible density can be considered.

(ii) Where FAR is increased from 150% to 175%.

(a) In case density is increased due to increase in FAR, in such cases the updated rate of difference of the rate of increased and permissible density will be charged provided there is change in the slab of allotted density. It is clarified that the density permissible was under a slab system, i.e., up to 250 PPA or 400 PPA and hence no charge shall be leviable if there is density increase but within the allotted slab and there is no jumping of the slab.

(b) Proportionate EDC for additional FAR shall also have to be paid. Rates of EDC shall be those prevailing for the year in which permission is granted.

## 4. New Schemes

The Group Housing schemes floated in the year 2003 & 2005 had FAR of 175%. Therefore, the existing provision may be continued, i.e., "if any society/Organization intends to construct mixed type of dwelling units which include dwelling units of higher category falling in higher price slab, then construction of 10% of higher category of flats shall be allowed at the nodal price applicable for the lower category. Beyond this limit, higher rate applicable for dwelling units of higher category shall be applicable". But this facility may not be allowed to EWS Societies as the same are being allotted at the subsidized rate.

5. The transfer of membership of Group Housing Society shall be dealt with at the Estate Office level after charging the prescribed fee. However, the cases relating to change in number and size of dwelling unit shall continue to be dealt at the level of Chief Administrator, HUDA.
6. The societies allotted land under the reserved categories of Haryana Govt. Employees, Central Govt. Employees and Welfare Organisation shall be allowed to substitute/incorporate new members from General Category. However, the societies must ensure that majority of their members are Govt. employees as per the policy decision already conveyed vide memo. no. 7449-73 dated 11.12.2002.

This policy shall be applicable from the date of issue of this letter and supercede all previous instructions on the issue. All such matters referred to above shall henceforth be dealt with as per above policy.

Sd/-  
(P.K.  
Sharma)  
Chief Town Planner,  
For Chief Administrator,  
HUDA.

Endst. no. CTP/DTP (N)/JS/102-112  
02.01.09

Dated:

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

1. PS/ FCTCP for kind attention of Financial Commissioner & Principal Secretary to Government Haryana, Town and Country Planning Department.
2. PS/ DTCP for kind information of Director, Town & Country Planning Department, Haryana, Chandigarh.
3. The Chief Controller of Finance HUDA Panchkula.
4. The Chief Engineer, HUDA Panchkula.
5. The Chief Engineer-I, HUDA Panchkula.
6. The Senior Architect, HUDA Panchkula.
7. The Incharges (Urban Branch-I & II), Panchkula.
8. The Enforcement Officer HUDA Panchkula.
9. The Dy. ESA HUDA Panchkula.

Sd/-  
(P.K.  
Sharma)  
Chief Town Planner,  
For Chief Administrator,  
HUDA.