

From

The Chief Administrator,  
Haryana Urban Development Authority,  
C-3, Sector-6, Panchkula.

To

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

Memo No.UB-NK-2009/ **22588-610** Dated: **23.06.2009**

**Subject: - Allotment of land for Gas Godowns – Modification in Policy.**

Reference: -In supersession of this office memo No.A-1(P)-2007/14794-815 dated 18.04.2007

The Policy issued vide letter under reference has been re-examined and it has been observed that the present system of lease hold allotment/the present rent structure for LPG sites is not attracting many buyers. Therefore, it has been decided that the prevailing policy issued vide letter under reference may be amended as under:-

**1. Eligibility:-**

Nationalized Oil/Gas Companies, Private Oil/Gas Companies authorized to retail LPG by the Ministry of Petroleum, Govt. of India, Dealer/Distributors of these Nationalized/Private Oil/Gas Companies within Municipal Limits of a Town shall be eligible to apply for LPG sites in that Urban Estate of HUDA.

**2. Mode of Allotment:-**

- (i) The available sites, in the urban estates under their jurisdiction, shall be advertised by the Zonal Administrators through news papers for inviting applications from eligible applicants.

- (ii) The applications received will be scrutinized by a Committee constituted under the Chairmanship of concerned Zonal Administrator, with concerned Deputy Commissioner or his nominee and Estate Officer of HUDA as members.
- (iii) After scrutiny, the eligible applicants will be interviewed by the Committee and the Committee will send its recommendations to HQs within 2 months of the closing date of receipt of applications.
- (iv) On the basis of recommendations of above said Committee, allotment shall be got approved from the Chairman, HUDA/Authority.
- (v) Offer of allotment shall be made through a Letter of Intent (LOI), and the regular allotment letter shall be issued only upon timely completion of formalities prescribed in the LOI.

### **3. Rate:-**

The rate of allotment would be the current rate of Industrial Plots in the Industrial Sector in which the LPG Godown sites are located. In case the LPG Godown sites are not located in an Industrial Zone, their rate shall be got worked out/approved from HQ's separately by the Zonal Administrators. However, the rate so worked out shall not be less than the current rate of Industrial Plots in the latest Industrial Sector in that Urban Estate.

### **4. Mode/Schedule of Payment:-**

- (i) 10% of the total tentative cost of plot as earnest money alongwith the application.
- (ii) Another 15% of the cost of land, so as to complete 25%, within 30 days of the issuance of letter of intent of allotment.
- (iii) Balance 75% to be paid either in lump sum within a period of 60 days of the issue of regular allotment letter or in five equal half yearly installment alongwith interest @ 12% simple interest per

- annum (or as may be fixed by the Authority from time to time). However, interest on the balance outstanding amount shall accrue from the date of offer of possession of the plot. Default in payment of installments shall entail penal interest @ 15% per annum (or as may be fixed by the Authority from time to time).
- (iv) The price is tentative to extent that any enhancement in the cost of land awarded by the Competent Authority under the Land the acquisition Act shall also be payable proportionately, as determined by the Authority. The additional price determined shall be payable within 30 days of its demand.

**5. General terms and conditions:-**

- (i) The payment of instalment(s)/enhanced compensation as provided in the allotment letter on due date is mandatory. In case the payment of instalment(s)/ enhanced compensation is not made on the due date, interest @ simple or compounded as decided by the Authority from time to time shall be chargeable on the delayed payment of instalment(s)/ enhanced compensation irrespective of the fact whether the possession has been offered or not. Presently, interest on delayed payment of instalment(s) is 12% per annum (simple) and interest on delayed payment of enhanced compensation is 15% per annum (simple).
- (ii) The site shall not be used for the purpose other than the one for which the land is being allotted. No Obnoxious trade shall be carried out in or any land building. If the land is not used for the specified purpose, it will automatically revert to HUDA alongwith the structures raised, if any.
- (iii) The shops shall also not be allowed in the allotted area under any circumstances.
- (iv) The control over the building shall be exercised through a zoning plan of the site which shall provide for the building zone,

- maximum permissible ground coverage, maximum permissible height, parking area, type of boundary wall and gate etc. besides specifying the use of plot.
- (v) The allotment shall further be governed by the relevant provisions of HUDA Act, 1977, rules & regulations framed there-under.
  - (vi) These sites will only be used as LPG Godowns only. In case of transfer of these plots, the re-allottee will also use them for gas godowns, and no other use, whatsoever, will be allowed on these plots earmarked for LPG Godowns.
  - (vii) In the event of violation of any of the condition of allotment /transfer the Estate Officer, HUDA made resume the land /building in accordance with the provision of Section-17 of HUDA Act.
  - (viii) On payment of 100% of the tentative price of the plot/building, the allottee shall execute the deed of conveyance in the prescribed form and in such manner as may be directed by the Estate Officer, HUDA. The charges of registration and stamp duty will be paid by the allottee.
  - (ix) The allottee shall have to pay all general and local taxes rates or cesses imposed or assessed on the said land building by the Competent Authority.
  - (x) The allotment shall further be subject to the condition that the allottee shall take over the possession of the land within three months of the offer of possession and raise construction of boundary wall at least upto DPC Level within next 30 days, failing which the allotment shall be withdrawn and earnest money refunded without interest.

You are requested to float the available gas godown sites as per above policy immediately under intimation to this office. Thereafter allotment may be got finalized as per above instructions.

This issues with the approval of Hon'ble Chief Minister  
Haryana-cum-Chairman, HUDA.

Sd/-  
**(Nadim Akhtar)**  
Incharge Urban Branch-II,  
For Chief Administrator, HUDA

Endst. No.UB-Nk-2009/**22611-29**

Dated: **23.06.2009**

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

1. The Chief Town Planner, HUDA, Panchkula.
2. The Chief Controller of Finance, HUDA, Panchkula.
3. The Chief Engineer-, HUDA, Panchkula.
3. The Chief Engineer-1, HUDA, Panchkula.
4. The L.R. HUDA, Panchkula.
5. The Enforcement Officer, HUDA, Panchkula.
6. Dy. E.S.A., HUDA, Panchkula.
7. The Sr. Manager (I.T.) Cell, HUDA,HQ, Panchkula.
8. All the Assistants & Record Keepers of Urban Branch,  
HUDA, HQ.

Sd/-  
**(Nadim Akhtar)**  
Incharge Urban Branch-II,  
For Chief Administrator, HUDA