

To

- 1) All the Administrators, HSVP In the State.
- 2) All the Estate Officers, HSVP In the State.

Memo No. A-7-UB-2024/ 55243

Dated 4/3/24

**Subject:- Regarding grant of extension in time for construction of institutional sites-charging of extension fee thereof in respect of various institutional sites in Urban Estates of HSVP.**

Reference on the subject cited above.

1. Issue with regard to granting extension in time to complete construction and to obtain Occupation Certificate in respect of institutional plots allotted by HSVP was under consideration and Agenda Item No. 37, in this regard matter was placed before the 126<sup>th</sup> Meeting of Pradhikaran held on 07.02.2024. It has been decided by the Pradhikaran that a one time opportunity/time upto 31.12.2026 may be granted in respect of all the institutional plots (except Govt.) where time to complete construction has expired and no resumption proceedings have been initiated or no resumption order has been passed.
2. Extension in time shall be subject to payment of extension fee chargeable with 20% increased in every year.

Four Illustrations regarding calculation of extension fee are given below:-

**Illustrations No. 1**

Plot No. A, Sector-44, Gurugram	Area 2100 sq. mtr.
Date of allotment	29.08.2006.
Offer of Possession	29.08.2006.
05 years time expired after offer of possession	29.08.2011.
08 years extension period expired on	29.08.2019.
Extension fee was applicable in 8 <sup>th</sup> year	Rs. 180/- per sq. mtr.

**If 20% increased in every year then extension fee will be charged as under:-**

Time of Extension	Rates	Amount to be charged.
29.08.2019 to 29.08.2020	Rs. 220.00	2100x220=4,62,000/-
29.08.2020 to 29.08.2021	Rs. 270.00	2100x270=5,67,000/-
29.08.2021 to 29.08.2022	Rs. 330.00	2100x330=6,93,000/-
29.08.2022 to 29.08.2023	Rs. 400.00	2100x400=8,40,000/-
29.08.2023 to 29.08.2024	Rs. 480.00	2100x480=10,08,000/-
29.08.2024 to 29.08.2025	Rs. 580.00	2100x580=12,18,000/-
29.08.2025 to 29.08.2026	Rs. 700.00	2100x700=14,70,000/-
	<b>Total</b>	<b>62,58,000/-</b>

**Note: Besides above 10% surcharge in every year may be charged extra.**

**Illustrations No. 2**

Plot No. B, RGE, Sonapat	Area 40480 sq. mtr.
Date of allotment	05.07.2011.
Offer of Possession	01.06.2012.

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2.5 years time expired after offer of possession 01.12.2014.  
08 years extension period expired on 01.12.2022.  
Extension fee was applicable in 8<sup>th</sup> year Rs. 180/- per sq. mtr.

**If 20% increased in every year then extension fee will be charged as under:-**

Time of Extension	Rates	Amount to be charged.
01.12.2022 to 01.12.2023	Rs. 220.00	40480x220=89,05,600/-
01.12.2023 to 01.12.2024	Rs. 270.00	40480x270=1,09,29,600/-
01.12.2024 to 01.12.2025	Rs. 330.00	40480x330=1,33,58,400/-
01.12.2025 to 01.12.2026	Rs. 400.00	40480x400=1,61,92,000/-
	<b>Total</b>	<b>4,93,85,600/-</b>

### **Illustrations No. 3**

Exclusively institutional Sector-32, Gurugram was floated in the year of 1990/1992. Thereafter, institutional plots in this sector were floated time to time. In the year 2009, it has come to notice to HQ that possession had not offered most of the plot and some of the allottee had taken possession at their own level. In view of above, in the year 2009 a decision was taken with the approval of Pradhikaran that a general relaxation only to the allottees of Sector 32, Gurugram for completion of construction by 31.12.2010 may be given subject to payment of double the extension fee applicable for the last year's extension fee for each year over and above the maximum permissible period. Further this period was extended upto 31.12.2012 in case of Sector-32, Gurugram. In case of these plots extension for construction is to be given with effect **01.01.2013 to 31.12.2026. If 20% increased in every year then extension fee for institutional plot in Sector-32, Gurugram of 4000 sq. mtr. will be charged as under:-**

Time of Extension	Rates	Amount to be charged.
01.01.2013 to 31.12.2013	Rs. 220.00	4000x220=8,80,000/-
01.01.2014 to 31.12.2014	Rs. 270.00	4000x270=10,80,000/-
01.01.2015 to 31.12.2015	Rs. 330.00	4000x330=13,20,000/-
01.01.2016 to 31.12.2016	Rs. 400.00	4000x400=16,00,000/-
01.01.2017 to 31.12.2017	Rs. 480.00	4000x480=19,20,000/-
01.01.2018 to 31.12.2018	Rs. 580.00	4000x580=23,20,000/-
01.01.2019 to 31.12.2019	Rs. 700.00	4000x700=28,00,000/-
01.01.2020 to 31.12.2020	Rs. 840.00	4000x840=33,60,000/-
01.01.2021 to 31.12.2021	Rs. 1010.00	4000x1010=40,40,000/-
01.01.2022 to 31.12.2022	Rs. 1210.00	4000x1210=48,40,000/-
01.01.2023 to 31.12.2023	Rs. 1460.00	4000x1460=58,40,000/-
01.01.2024 to 31.12.2024	Rs. 1700.00	4000x1700=68,00,000/-
01.01.2025 to 31.12.2025	Rs. 2040.00	4000x2040=81,60,000/-
01.01.2026 to 31.12.2026	Rs. 2450.00	4000x2450=98,00,000/-
	<b>Total</b>	<b>5,47,60,000/-</b>



**Illustrations No. 4**

Plot No. C, Sector-20A, Faridabad	Area 7413.60 sq. mtr.
Date of allotment	28.09.2006.
Offer of Possession	08.03.2007.
Litigation period treated as Zero period	02.04.07 to 27.05.13
02 years time expired after offer of possession	27.05.2015.
08 years extension period expired on	27.05.2023.
Time already granted due to Covid-19 &	13.12.2023
Litigation period	


Extension fee was applicable on 13.12.2023 Rs. 180/- per sq. mtr.

**On increase of 20% every year, the extension fee chargeable will be as under:-**

Time of Extension	Rates	Amount to be charged.
13.12.2023 to 13.12.2024	Rs. 220.00	7413.60x220=16,31,000/-
13.12.2024 to 13.12.2025	Rs. 270.00	7413.60x270=20,02,000/-
13.12.2025 to 13.12.2026	Rs. 330.00	7413.60x330=24,46,000/-
	<b>Total</b>	<b>60,79,000/-</b>

**Note: Besides above 10% surcharge in every year may be charged extra.**

- Extension in time shall not be applicable in cases where resumption proceedings have been initiated or resumption orders has been passed.
  - You are requested to ensure meticulous compliance of the same.
- This is being issued with prior approval of Pradhikaran. A copy of agenda is attached herewith.
- DA/as above

  
Administrator(HQ),  
HSVP, Panchkula.


Endst. No. A-7-UB-2024/

55247

Dated: 4/3/24

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

- The Chief Town Planner, HSVP, Panchkula.
- The Chief Controller of Finance, HSVP, Panchkula.
- The Chief Engineer, HSVP, Panchkula.
- The Chief Information Technology Officer, HSVP, Panchkula with the request to make provision in the PPM system.
- The Chief Architect, HSVP, Panchkula.
- The Estate Officer-I & II, HSVP, Gurugram.
- The District Town Planner, Gurugram.

  
Administrator(HQ),  
HSVP, Panchkula.