



हरियाणा शहरी विकास प्राधिकरण

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Address: C-3 HSVP HQ Sector-6,
Panchkula

To

All the Administrator,
HSVP, (In the state).

The Chief Town Planner,
HSVP, Panchkula.

The Chief Information Technology Officer,
HSVP, Panchkula.

All the Estate officer,
HSVP, (In the State).

Memo No. A-7-UB-2024/ 316879

Dated: 26/11/24

Subject: Action to be taken in cases where area has been changed at the level of Estate Officer in respect of Plots sold through e-Auction.

Refer to the subject cited above.

The matter regarding the change in the area of plots at the time of e-auction and LOI issued has been examined. It has been noticed that there are number of cases in which the area of the plot is different from the area of the plot at the time of e-auction and LOI issued by the estate officer. This wrongful demarcation has caused delays and unnecessary harassment to the plot allottees, particularly with respect to the interest charged on the increased area.

2. The matter was discussed in the meeting held on 07.07.2023 under the chairmanship of C.A HSVP, and it was decided that "that all such cases where area has been changed upto + 5% the Estate Officer, HSVP, concerned may get the revised demarcation plan approved from the concerned Zonal Administrator. So far as refund of excess amount due to decrease in area is concerned the same will be only allowed after the approval from the HQ through PPM only. Regarding the charges for increase area cost it was decided that the allottee may be charged @ highest e-auction price of same category of plot in same Urban Estate and sector as available on MIS on the date of allowing, so far as refund of excess amount is concerned the same will be refunded on the basis of bid of the allottee. Regarding the remaining cases which involve the change in area above 5% it was decided that all such cases may be examined and the proposal regarding revision of layout-cum-demarcation plan may be sent to the HQ. CITO was directed to put check in the PPM for not allowing change area beyond the permissible limit of + 5% in future. CTP may also

put up an agenda for regularization of above cases for allowing changed area beyond the policy for ex-post facto approval.”

3. The matter was also placed before the Pradhikaran in its 126th meeting vide agenda No. 126th(33)Chief Controller of Finance, HSVP, Panchkula and it was decided that:
 - a. Any increase or decrease in plot area upto + 5% may be considered by the Estate Officer concerned regarding charges/refund for increase/decrease area. Allottee may be charged at pro-rata at the allotment rate. In case of refund, the excess amount may be refunded at the level of Estate Officer concerned.
 - b. In the cases that involve the increase/decrease in area above 5% will be examined alongwith revision of layout-cum-demarcation plan by Town Planning Wing. Accordingly, cost of decrease/increase area will be uploaded in PPM after approval of CTP. In case of plots less than 250 Sqr. Mtr. this area increase or decrease within the jurisdiction of Estate Officer/Administrator may be 50 Sqr. Mtr. because in cases of such smaller plots, small variation becomes significant in terms of percentage and crosses beyond 5%.”
4. Pradhikaran accorded approval to the above proposal in following manner:

“Approved with 5% increase/decrease or 50 Sqr. Mtr. whichever is higher.”
5. It has been observed that so far, no instructions on the basis of ibid approval of the Pradhikaran has been issued.
6. It is intimated that henceforth in all such cases where the area of plots/sites sold through e-auction is increased either upto 5% or more than 5%,action shall be taken in the following manner:
 - a) The increased price shall be charged as per the decision of the Authority on a pro-rata basis from the allottee through PPM only.
 - b) No extension fee shall be charged from the allottee.
 - c) Interest shall be recovered from the officer/official responsible for not ascertaining the exact area of the plot/site before placing it in the e-auction.



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- d) Cases involving an increase or decrease in area beyond 5% may be examined by the Town Planning Wing along with a revised layout-cum-demarcation plan.
- e) After examination of the revised layout-cum-demarcation plan by the Town Planning Wing, the CCF may determine the cost of the increased area and the same shall be uploaded on PPM only after the approval from Chief Administrator, HSVP.

This has approval of the Hon'ble CM-cum-Chairman, HSVP. Ex post facto approval of the Pradhikaran shall be obtained in the next meeting.

W
Administrator(HQ),
for Chief Administrator,
HSVP, Panchkula.

Endst. No. A-7-UB-2024/ 316888

Dated: 26/11/24

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

1. The Chief Controller of Finance, HSVP, Panchkula.
2. The Chief Engineer-I & II, HSVP, Panchkula.
3. The Legal Remembrancer, HSVP, Panchkula.
4. The Dy. ESA. HSVP, Panchkula.

W
Administrator(HQ),
for Chief Administrator,
HSVP, Panchkula.