

HARYANA STATE INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION LIMITED PANCHKULA

OPERATIONAL CIRCULAR

The BoD/ HSIIDC in its 368<sup>th</sup> Board meeting held on 13.03.2021/ 14.03.2021 & 26.03.2021 has approved the Amendment in provisions of EMP-2015 related to extension in time to the allottees for completion of industrial projects including Prestigious Category as under:

**A. Existing Allottees (Including prestigious category):**

- i. Where, a period of more than six years has already expired:
  - a) Where the allottees had completed construction of building and applied for issuance of Occupation Certificate (OC) and building was technically fit to be occupied, but OC was not issued on account of default in payment of dues of the Corporation, such cases be considered for issuance of OC upon clearance of default including extension fee, if any, on or before 30.06.2021. In such cases, where inspection was conducted within a period of six months from the date when the allottee had applied for OC, then the extension fee, if any, would be charged till the date of inspection. If the inspection was conducted after six months or had not been conducted, then in that case extension fee would be charged till the date of filing application by the allottee for issuance of OC.
  - b) The extension fee wherever applicable beyond sixth year and unpaid as on date, shall be charged at the rate applicable for sixth year extension (third paid extension) for each year of delay or part thereof and shall not be doubled every year as per existing provisions of EMP-2015. The cases where extension fee beyond six years at double the previous year fee already stand paid, shall not be re-opened. The revised fee as above shall be applicable in case of prestigious category projects as well.
  - c) Where, a period of more than six years since the date of allotment/ offer of possession, whichever is later, has already expired and the projects have not been completed and the allottees are in default of payment of extension fee, the allottees shall clear the extension fees dues, default as on 31.03.2021, in full in one go on or before 30.06.2021, with 50% rebate;
  - d) Upon clearance of extension fee dues as above, these allottees shall be entitled to further extension of one year on payment of extension fee at the rate applicable for second extension (5<sup>th</sup> year) as per revised norms of extension fee and will then be covered under the new extension policy. In case the allottees fail to complete their projects within the extended period, no further extension shall be permissible and plots shall be liable for resumption along with structure, if any, standing thereon;



- e) In case the allottee, does not opt for the above scheme for clearance of default extension fees dues in one go on or before 30.06.2021, the plot shall be liable to be resumed and dealt as per revised provisions for resumption, which includes putting the plot on auction as per the option of the allottee;

**ii. Where a period of six years is yet to expire:**

- a) Where three years period for project completion has already expired/expires on or before 31.03.2021 and the project has not been completed and the allottee is in default of payment of extension fee, the allottee shall clear the extension fees dues, default as on 31.03.2021, in full in one go with 50% rebate and further extension till 5<sup>th</sup> year since the date of allotment/offer of possession, whichever is later, shall be permissible on payment of extension fee as prescribed for new allottees under Para-B.ii below.
- b) Where three years period for completion of project expires on or after 31.03.2021 and the project is not completed within three years, further extension till 5<sup>th</sup> year in such cases shall be permissible on payment of extension fee as prescribed for new allottees under Para-B.ii below;
- c) In these cases as well, no extension beyond 5<sup>th</sup> year from the date of allotment/offer of possession, whichever is later, shall be permissible and plots shall be liable for resumption along with structure, if any, standing thereon or put to mandatory auction as per the option of the allottee;

**B. New Allottees (Allotments made after approval of this policy):**

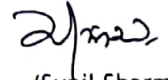
- i. The new allottees shall have to complete the projects within three years of offer of possession;
- ii. The period for completion of the project beyond the initial period of three years would be deemed extended on payment of prescribed extension fee through on-line mode for a further period of two years on year to year basis, on payment of extension fee as under:

Sr. No.	Category of Estate	Plots (in Rs. per sq. mtr.)	
		1 <sup>st</sup> Extension i.e. 4 <sup>th</sup> Year	2 <sup>nd</sup> Extension i.e. 5 <sup>th</sup> Year
1	Category 'A'	50	50
2	Category 'B'	25	25
3	Category 'C'	10	10

*In case of shed, the extension fee shall be payable on the area of the plot under shed. However, in case of flatted factory, extension fee shall be payable on the plinth area basis.*



- f) No further extension beyond 5<sup>th</sup> year from the date of allotment/offer of possession, whichever is later, shall be permissible and plots shall be liable for resumption along with structure, if any, standing thereon or put to mandatory auction as per the option of the allottee;



(Sunil Sharma)  
CCI-cum- HoD (E)

Place : Panchkula

Date : 28.04.2021.

Endst No. HSIIDC:Estate:2021: 1841-44

Dated : 28.04.2021

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

1. All HoDs/ Section Heads, HSIIDC, Panchkula
2. All In-charges of Estate, IA, IP Wings in Field Offices, HSIIDC
3. All concerned Offices of Estate Division, HSIIDC, Panchkula.
4. HoD (IT) for uploading on website of the Corporation.
5. Notice Boards.
6. PS to MD for kind information of the Managing Director.