

HARYANA URBAN DEVELOPMENT AUTHORITY

INVITES

APPLICATIONS FOR ALLOTMENT OF
2 & 3 MARLA FREE HOLD RESIDENTIAL PLOTS FOR
ECONOMICALLY WEAKER SECTION
IN SECTOR 16

KARNAL



Booking
Commences:
09-01-2018

Booking
Closes:
09-02-2018

One time
opportunity
for occupants of
Balmiki Basti in
Sector 12 Karnal to
apply for a 2 Marla
Plot in this scheme



CHIEF ADMINISTRATOR
HARYANA URBAN DEVELOPMENT AUTHORITY
C-3, HUDA COMPLEX, SECTOR 6, PANCHKULA
Website : www.huda.org.in

HUDA - BUILDING A BETTER FUTURE

HUDA-CARE FOR ALL SECTIONS OF SOCIETY

HARYANA is one of the most progressive states of the country which provides an ideal environment for living, working and recreation in its towns. In the field of urban development, policies of the State, as well as norms & standard of development, have been well recognized throughout the country.

Haryana Urban Development Authority is the premier agency which ensures proper implementation of the Development Plans of towns in the State to meet the basic needs of all sections of society. It is actively engaged in the gigantic task of providing congenial living environment to the people, and to meet the land requirement for varied human activities. In its pursuit of balanced and harmonious urban development, HUDA now offers free hold residential plots of 2 & 3 Marla categories in sector-16, Karnal for Economically Weaker Section of society at highly subsidized rates.

Details of Residential plots and earnest money required Table-1

Sr. No.	Category of Plot	Number of plots.	Tentative Area (in sq. mtrs.)	Rate per sq. mtrs. (in Rs.)	Earnest money @ 10% of the total tentative cost (in Rs.)
1	2-Marla	20	41.587	2500/-	10400/-
2	3-Marla	145	61.20	2500/-	15300/-
3	2-Marla (First right for occupants of Balmiki Basti, Sector-12, Karnal)	259	41.587	2500/-	10400/-

RESERVATION OF PLOTS IN VARIOUS CATEGORIES (APPLICABLE ON SR. NO.1 & 2 OF TABLE-I) Table-2

Category	General	Haryana Govt. Employees (GSRQ)		Def. Personnal Ex-serviceman & their widows	Para-military Forces Personnel	Scheduled Caste/Scheduled Tribes	Backward Classes Group		War widows/Disabled Soldiers	Widows (other than war-widows)	Freedom Fighters	Handicapped	Blind	Dependents of officers/officials of Haryana Police, killed in Action/Encounter	Advocates	Oustees (whose land has been acquired for development of sector-16, Karnal)
		Serving (who have more than five years service)	Retiring/Retired (who have less than five year service left or retired)				A	B								
2 marla	14	01	-	01	-	02	-	-	-	-	-	-	-	-	-	02
3 marla	86	08	02	08	02	14	01	01	02	01	01	01	01	01	02	14

NOTES

- Plot distribution is as per HUDA policy issued vide CA HUDA letter bearing endst. no. UB-A-6-2015/22144 dated 04.12.2015 (available on HUDA website).
- Rate is tentative and enhanced compensation for land would be recoverable from plot holders, if awarded by the Courts.
- Discrepancy, if any in the rates and earnest money mentioned in **Table 1** due to printing error would be payable by the allottee.
- Number of plots and sizes are tentative.
- The shape and size of the plot shall be as per actual demarcation at site, the area may vary upto $\pm 20\%$.
- The Authority reserves the right to withdraw any or all residential plots without assigning any reason.

SALIENT FEATURES

- Allotment will be made on free hold basis through draw of lots.
- Only those persons are eligible to apply who are domicile of Haryana and whose total family income (inclusive of income of husband/wife/dependent children) does not exceed `3,00,000/- (Rupees three lacs) per annum.
- All group 'D' Haryana Govt. Employees, Employees of its Boards & Corporations, Employees of Municipal Corporations / Committees, Improvement Trust and Co-operative banks of Haryana Govt. are eligible to apply provided they fulfill other eligibility conditions.
- An individual shall be eligible to make only one application in this scheme. In case more than one application is made by an individual, all his/her applications will be rejected and a deduction of Rs.1000/- per application shall be made from earnest money as processing charges.
- Interest @5.5% per annum on the amount of earnest money for the period beyond six months of the closing of the scheme shall be paid by HUDA, if the draw is not held and subsequently earnest money is not refunded within a period of six months from the date of closing of the scheme.

DETAILS REGARDING CATEGORY CODES & SUB CATEGORY CODES Table-3

Sr. no.	RESERVATION CATEGORY NAME	RESERVATION CATEGORY CODE	RESERVATION SUB CATEGORY NAME	RESERVATION SUB CATEGORY CODE
1	Scheduled Caste /Scheduled Tribes	SCCAS	Scheduled Caste /Scheduled Tribes	GRA
2	Backward Class	BACLA	Backward Class	GRA
3	Backward Class	BACLA	Backward Class	GRB
4	War Widow/Disabled Soldiers	WWDIS	War Widow/Disabled Soldiers	WWDIS
5	Widow (other than war widows)	WIDOW	Widow (other than war widows)	WIDOW
6	Freedom Fighters, their widows, Children & grandchildren	FRFIG	Freedom Fighters, their widows, children & grandchildren	FRFIG
7	Handicapped	HANDI	Handicapped	HANDI
8	Blind category	BLIND	Blind category	BLIND
9	Haryana Government Servants including employees of Boards /Corporations / Improvement Trusts/State Co-Operative Banks under Haryana Govt.	HGSER	Serving Employees (GSRQA)	SEEMP
10	Haryana Government Servants including employees of Boards /Corporations / Improvement Trust/State Co-Operative Banks under Haryana Govt.	HGSER	Retiring / Retired Employees (GSRQB)	REEMP
11	Defence Personnel	DEPER	Serving Defence Personnel Ex-Service Men	SEEXS
12	Defence Personnel	DEPER	Paramilitary Forces like CRPF, BSF, ITBP, RPF, GSF, CFEF etc. of Domicile of Haryana State	PAFOR
13	Dependents of officers / officials of Haryana Police killed in action/ encounter	HPKIA	Dependents of officers / officials of Haryana Police killed in action/ encounter	HPKIA
14	Advocates	ADVOC	Advocate	MEZON
15	General	GENER		GENER
16	Oustees	OSTEE	Oustees	OSTEE

NOTE:- If some plots are left in the reserved categories (Table-2) then the same shall be included in the General Category.

TERMS AND CONDITIONS FOR THE ALLOTMENT OF RESIDENTIAL PLOTS

A. For Occupants of Balmiki Basti situated in sector-12, Karnal (Sr. No. 3 of Table-1).

- The first right shall be reserved for the occupants of Balmiki Basti (as already identified) and who will apply for allotment. If any, occupant fails to apply under this specific scheme, his/her right for alternative site shall be forfeited and such remaining plots will be floated in 2nd phase under General EWS scheme.
- Such occupants of Balmiki Basti who are allotted a plot under this scheme shall be bound to construct the house within a period of 9 months from date of allotment and will shift within 3 months, thereafter, failing which the plot shall be liable to be resumed.
- The above allotment shall be subject to fulfillment of the terms and conditions of floatation and HUDA policy issued from time to time.
- The cost of the plot will be deposited by the allottee in 100 equal monthly instalments.
- Only those persons will be eligible to apply whose total family income (inclusive of income of husband / wife / dependent children) does not exceed `3,00,000/- (rupees three lacs) per annum.

B. FOR ALL CATEGORIES (including occupants of Balmiki Basti):

1. (i) Only those persons are eligible to apply who are Domicile of Haryana State.
(ii) Only those applicants are eligible to apply who don't own a residential plot/house and has never been allotted a Plot in Haryana State in his/her name, spouse's name or in the name of any dependent family members. An affidavit to this effect attested from Magistrate 1st Class Or Public Notary will be furnished by the successful applicants at the time of issuance of allotment letter.
(iii) If more than one applicant from the same family consisting of husband, wife and dependent family members become successful in the draw, then allotment would be restricted to only one plot in the family.
(iv) Only those persons will be eligible to apply whose total family income (inclusive of income of husband/wife/dependent children) does not exceed `3,00,000/- (Rupees three lacs only) per annum.
(v) Only such application shall be deemed to be valid as are accompanied by earnest money equivalent to 10% of the tentative sale price.
(vi) The applicant shall, unless he/she refuses to accept the allotment within 30 days from the date of issue of allotment letter, deposit with the Estate Officer, HUDA, Karnal within the period, the first installment of the tentative sale price of the site. In case of failure to deposit the said amount, the allotment shall be cancelled and the deposit of 10% earnest money paid with the applicant forfeited, against which applicant shall have no claim for damages.
2. The remaining 90% of the tentative sale price may be paid as under:
 - (i) Either in lump sum with any interest within 60 days from the issue of allotment letter.
OR
 - (ii) In 100 equated monthly installments alongwith interest @12%. The interest shall be payable on unpaid amount from the date of offer of possession.

3. The above price is tentative to the extent that any enhancement in the cost of land awarded by the Competent Authority under the Land Acquisition Act shall also be payable proportionately, as determined by the Authority, within 30 days of its demand or in such specified period of its demand. Interest @15%PA(simple) shall be payable on the delayed payment of enhancement.
4. The land/building shall continue to vest in the Authority until the entire consideration money together with interest and other amount, if any, due to the Authority on account of the sale of such land or building or both is paid. The allottee shall have no right to transfer by way of transfer, sale, gift, mortgage, or otherwise the plot/building or any right, title or interest there in for a period of 10(Ten) years or till the full price is paid to the Authority, whichever is later.
5. The plot / building shall not be used for any purpose other than that for which it has been allotted in accordance with the plans approved by the competent Authority. No obnoxious trade shall be carried out in or any such land / building.
6. The Authority will not be responsible for leveling of uneven site.
7. The transferee will have to complete the construction within 2 years of the date of offer of possession after getting the plans of the proposed building approved from the competent Authority in accordance with the Haryana Building Code-2017. This time limit maybe extended by the Estate Officer, HUDA on payment of prescribed extension fee as per HUDA policy, otherwise the plot is liable to be resumed and the whole or part of the money paid, if any, in respect of its, forfeited in accordance with the provisions of the said Act [Not applicable on occupants of Balmiki Basti. Construction period in case of 2 marla plots allotted to the occupants of Balmiki Basti shall be as stipulated in para (A)].
8. All disputes and differences arising out of or in any way touching upon or concerning this allotment whatsoever shall be referred to the sole arbitration of the Chief Administrator or any other officer appointed by him. The decision of such arbitrator shall be final and binding on the concerned parties.

ELIGIBILITY CONDITIONS:

Reserve category

Only the applications having domicile of Haryana State are eligible to apply. Defence Personnel, Ex-Serviceman, Para-Military Forces, Scheduled Castes, Backwards Classes, War Widows, other widows, Handicapped, Blind persons, Freedom –Fighters, Advocates and HPKIA are eligible to apply for respective reserved category of plots. The successful applicants will have to furnish a certificate to this issued by the respective authority at the time of issuance of allotment letter, as mentioned below :-

Scheduled Castes/ Scheduled Tribes & Backward Classes – **S.D.O. (C) of the concerned District,**

War Widows & Disabled Soldiers – **Zila Sainik Board of the concerned District Handicapped Persons/Blinds – C.M.O. of the concerned District.**

Handicapped Persons / Blinds – **C.M.O. of the concerned District.**

Freedom Fighters of their Widows, Children & Grand Children – **photostate copy of the Identity Card issued by the concerned Deputy Commissioner**

Widows (other than war widows) – **Death certificate of deceased husband and an affidavit from the widow.**

- (ii) The castes included in Block 'A' and 'B' in case of B.C. Category are as per Chief Secretary to Govt. Haryana Memo. No. 22/36/95/3GS-III dated 20-7-95 (this is without prejudice to any order passed by Hon'ble High Court / Apex Court).
- (iii) Those applicants are eligible who do not own a residential plot/house in any Urban Estate in Haryana in his/her or spouse's name or in the name(s) of dependent family members. **An affidavit to this effect attested by a Executive Magistrate Ist Class/Notary Public shall be furnished by the successful applicant at the time of issuance of allotment letter.**
10. All the applicants will furnish domicile certificate of the Haryana State from S.D.O.(c)
11. The applicant under Defence Personnel/Ex-Servicemen/Para-Military Forces category must belong to Haryana State. The successful applicants will have to furnish a certificate to this effect issued by the concerned SDO(c) or Commanding Officer or Zila Sainik Board, Haryana at the time of issuance of allotment letter.
12. The allotment of plots and all matters connected therewith shall be governed by the provisions contained in the HUDA Act, 1977 and the Rules/Regulations framed thereunder, as amended from time to time.
13. During the demarcation or at any stage after allotment, if the plot of any allottee is found to be falling in an area under any litigation or possession is delayed due to the litigation then the allottee in such a case will have to either wait for the possession of his plot till the works are completed in that pocket thereafter, or the allottee can seek refund of the amount paid till then by him to HUDA.

However, the amount shall be refunded to the allottee without interest. In either case, the allottee shall not have any right to claim an alternative plot.

IMPORTANT NOTES:

- (i) Minor are not eligible.
- (ii) Applicant under this scheme is entitled to avail of the benefit of allotment only once in his/her lifetime, in any of the Urban Estates/Mandi Township.

OTHER NOTES:

- No interest shall be payable on the money of the applicant for the period of six months from the closing date of the scheme. However, interest @5.5% per annum on the amount of earnest money for the period beyond six months of the closing of the scheme shall be paid by HUDA, if the draw is not held and earnest money is not refunded within a period of six months from the date of closing of the scheme.
- The address given in the application should be complete; Any change in the address should be notified to the Estate Officer, HUDA, Karnal by registered A.D. post.
- Dispute if any regarding allotment matters should be settled within the jurisdiction of the Estate Officer, HUDA, Karnal.
- **An application without the prescribed earnest money shall not be entertained and is liable to be rejected outright.**

- **The application received after the prescribed closing date will not be entertained.**
- Affidavit, as and when required, shall be furnished on non-judicial stamp paper worth Rs. 10/- duly attested by a Magistrate Ist Class / Notary Public.
- HUDA reserves the right to extend the closing date.
- Possession of the plots shall be delivered to the allottee in about 3 years of the date of allotment. However, possession may be given earlier, if the development of basic services in a scheme is completed before the above mentioned period. At the time of offer of possession, only the basic services i.e. Water supply, approach road, sewerage and electrification shall be made available in the sector. **[Not applicable on occupants of Balmiki Basti. Construction period in case of 2 marla plots allotted to the occupants of Balmiki Basti shall be as stipulated in para (A) of the terms and conditions].**
- In case the possession of plot is not offered within the prescribed period of 3 years from the date of allotment, HUDA will pay interest @9% p.a. (or as may be fixed by Authority from time to time) on the amount deposited by the allottee after the expiry of 3 years till the date of offer of possession. In this case the allottee will not be required to pay further instalments. The payment of balance instalment will only start after the possession of plots is offered to the allottee.
- For plots designated as General Preferential (GP), or Preferential (P) or Special preferential (SP), the allottee shall be liable to pay the premium at the applicable rate.
- There can be a variation in the shape or size of plot as per actual demarcation at site, and allottee shall be liable to accept the same subject to payment / refund for the differential area as the case may be. This variation can be upto 20% of the total plot area allotted.

ADDITIONAL TERMS AND CONDITIONS FOR HARYANA GOVT. SERVANTS RESERVED QUOTA (GSRQ) CATEGORY ONLY

- 14 (i) Only those applicants are eligible to apply who do not own a residential plot/house in his/her name/spouse's name or in the name of the dependent member in any Urban Estate developed by Haryana Urban Estate Development or HUDA in Haryana State. Further, those applicants who have been allotted at any time, anywhere in Haryana a plot of land out of G.S.R.Q. or Discretionary Quota, are not eligible to apply.
- (ii) All group 'D' Haryana Govt. Employees, employees of its Boards, Corporations, employees of Municipal Corporation/Committees, Improvement Trust and Cooperative banks under Haryana Government are eligible to apply, provided they fulfill other eligible conditions. However, the employees of Autonomous Bodies like University, employees of the DRDA and employees of the Cooperative Federations except Haryana State Cooperative Banks are not eligible to apply. The reservation has further been divided as detailed below:-
- A) **Serving Govt. employees** (who have more than 5 years service to go) Haryana Govt. Employees, employees of Boards, Corporations of Haryana, employees of Municipal Corporations/Committees, Improvement Trust, employees Haryana State Co-operative Banks.
- B) **Retiring/Retired Govt. employees** (who have less than 5 yrs. service to go) & for those who retired after formation of Haryana State, i.e. After 1.11.1966. Haryana Govt./Board & Corp./employees of Municipal Corporation Committee/improvement Trust/State Co-op. Bank Employees.

- (iii) The applicants falling in relevant categories should mention the same at appropriate places.
- (iv) The successful applicant will have to furnish an affidavit as mentioned in para (iv) of affidavit (specimen-A), and certificate of employee from the HOD/HOO before issuance of allotment letter.

For Advocates Category

- i) The applicant must be a lawyer practicing in that Urban Estate, where he or she applies for a plot. Further, the applicant should be a member of the Bar Association of the District/Sub-Division comprising that Urban Estate and registered with the Bar Council of Punjab and Haryana High Court for at least one year on the date of submitting his or her application for the allotment of a plot under the category.
- ii) The applicant must be a permanent resident of Haryana.
- iii) The applicant should not be having a plot or house in any Urban Estate of Haryana State or Chandigarh or Mohali in his or her own name or in the name of his or her spouse or dependent children or in the name of HUF comprising all or any one of them.
- iv) Those advocates who have ever been allotted a plot or land out of Government Servant Reserve Quota, Discretionary Quota or any other reserved category at any time anywhere in Haryana shall not be eligible under this category.

IMPORTANT INSTRUCTIONS

- The applicant should verify his details carefully before submitting application on HUDA website. Once data has been submitted online and challan has been generated, no change/modification of the data shall be permissible.
- Prescribed **Earnest money plus non-refundable charges of `50/-** is required to be duly deposited in HUDA account. Mere online submission of **data on HUDA portal and generation of challan, will not be treated as application** and shall be liable to be rejected outright.
- The applications received after the prescribed closing date will not be entertained.
- Except for earnest money, no document / proof/affidavit etc. are to be deposited with the application. It shall be the responsibility of the applicant to apply under proper category (General / Reserved/Occupants of Balmiki Basti) as per his / her eligibility.
- Only those applicants who become successful in the draw of lots shall be required to submit requisite proof / documents / affidavit etc. regarding their eligibility to the Estate Officer, HUDA, Karnal after receipt of a communication from his office in this regard.
- If the successful applicant fails to submit the requisite proof/documents/affidavit within the prescribed period or is found to have concealed facts / given wrong information, then in that case the allotment letter shall not be issued and the earnest money deposit(EMD) shall be forfeited.
- In case the earnest money is financed by the authorized bank, the allotment letter will be prepared in the name of allottees and will be sent to the controlling branch of the bank as the bank has lien on such plot.

- Affidavit, as & when required, shall be furnished on non-judicial stamp paper worth `10/- duly attested by Magistrate 1st Class/Notary Public.
- Allotment of plots and all matters connected therewith shall be governed by the provisions contained in the HUDA Act and Rules/Regulations framed there-under, as amended from time to time.

(SPECIMEN 'A')

PROFORMA OF AFFIDAVIT FOR GSRQ ONLY

I.....Wife/Son of Sh.....Resident of.....
District.....do hereby solemnly declare and affirm as under:

1. I am employed as..... in the office of..... on regular basis.
2. I am official of Group 'D'.
3. My Grade Pay is.....; in Pay Band:.....(if still in old pay scale, pay scale is.....)
4. I fall in category.....[As mentioned in eligibility condition number no. 14(ii)]
5. That my date of retirement/superannuation is.....
6. That there is no plot/house in my own name or in the name of my spouse or in the name of any of my dependent family members in any Urban Estates/Mandi Township developed by HUDA in Haryana State except non HUDA property and group housing flats.
7. That I* have never been allotted at any time anywhere in Haryana, a plot of land out of Haryana Government Servants Quota, discretionary quota or any other reserved category.
8. That if any information given in the affidavit is found incorrect at any later stage, the deponent shall be liable for criminal prosecution as well as cancellation of all the plots allotted to him by HUDA.
9. That the deponent shall abide by rules, regulations and policies framed by HUDA from time to time.

Dated, the

Deponent

VERIFICATION

I, the above named deponent do hereby affirm and verify that the above statement of mine is true and correct to the best of my knowledge and belief and that nothing has been concealed therein.

Deponent

*Including spouse or dependent family members.

AFFIDAVIT FOR ALL THE CATEGORIES

(General/Reserved/Occupants of Balmiki Basti)

I.....Wife/Son/Daughter of Sh..... Resident of..... District..... do hereby solemnly declare and affirm as under:

1. That there is no plot of land or house in my own or in the name of my spouse or in the name of any of my dependent family members in any Urban Estates/Mandi Township developed by HUDA.
2. That I have never been allotted at any time anywhere in Haryana, a plot or land in any general / reserve categories i.e. DQ / GSRQ / SC / BC / Ex-serviceman / Defence Personnel / Para-Military forces / War Widow/Disabled Soldiers / Widow other than War Widow / Physically Handicapped / Blind / Advocates / Haryana Police personnel killed in action/encounter(HPKIA), / Freedom Fighters(their children and Grand children) etc.
3. That if any information given in the affidavit is found incorrect at any later stage, the deponent shall be liable for criminal prosecution as well as cancellation and resumption of all the plots allotted to him/her by HUDA.
4. That the deponent shall abide by rules, regulations and policies framed by HUDA from time to time.

Dated, the

Deponent

Verification

I, the above named deponent do hereby affirm and verify that the above statement of mine is true and correct to the best of my knowledge and belief and that nothing has been concealed therein.

Deponent