

Instruction No. 11

HARYANA URBAN DEVELOPMENT AUTHORITY
No. HUDA-CCF-Acctt-I-2016/ 76 304

Dated: 22/9/16

To

All the Administrators,
HUDA.

Subject:- Fixation of reserve price of commercial sites to be auctioned for the 1st time in HUDA Urban Estates.

Please refer to the subject cited above.

1. Attention is invited to the Regulation 6 of Haryana Urban Development (Disposal of lands and Buildings) Regulations 1978, which stipulates that in case of sale or lease by auction, the price/premium to be charged shall be such reserve price/premium as may be determined taking into consideration the various factors as indicated in sub-regulation (1) of Regulation 4 or any higher amount determined as a result of bidding in open auction.
2. Attention is also invited towards instructions available on page 322 of HUDA Policies and Instructions, on the subject fixation of reserve price of commercial sites.
3. Accordingly the reserve price for the commercial sites to be auctioned for the 1st time in various Urban Estates of HUDA is being fixed by this office on the basis of either costing method or updated auction price of similar sites in same /adjoining sector or on basis of collector rates, whichever is higher .
4. The proposals received from the Zonal Administrators for fixation of reserve price of the commercial sites, are not comprehensive and do not contain complete information. On queries by HQ Office, replies are received in piecemeal manner, leading to delay in the fixation of the reserve price.
5. If any similar commercial sites in the same sector of the Urban Estate have been auctioned in the past, the reserve price of the current site shall be determined by the Zonal Administrator by updating the last auction price @ 15% per annum simple, of similar site in same sector or adjoining sector whichever is higher, subject to condition that reserve price shall not be less than collector rate.
6. If no similar site in the same sector was auctioned in the past, then proposal should be forwarded to the H.Q.
7. To avoid unnecessary delay and to speed up the process, Zonal administrators are requested that henceforth, proposals for fixation of reserve price of the commercial sites should be sent only in the **Annexure 1** duly signed by the Estate Officer as well as Zonal Administrator.

Enclosed: **Annexure 1**


Accounts Officer,
for Chief Administrator,
HUDA, Panchkula. 

Fixation of reserve price of commercial sites to be auctioned for the Ist time

Sr. No.	Site No.	Sector	U/E	Area (In sq.mtr.)	FAR of site	Price of the site on collector Rates of the current year		Auction Price of similar sites in the adjoining sector. In case no auction in adjoining sector, then the next to the adjoining sides (in ₹)				Proposed Reserve Price for the sites to be auctioned (in ₹)	Basis of Recommendation
						Collector rate (in ₹ per.sq.mtr.)	Total price on collector rate(in ₹)	As on date of auction	Date of Auction	Site No.and sector	Updated auction price @15% pa simple		
1	2	3	4	5	6	7	8	9	10	11	12	13	14

(Signature)

EO, HUDA _____

(Signature)

Administrator, HUDA _____