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The Chief Administrator,
HUDA, Panchkula.



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1. All the Zonal Administrators, HUDA.
2. All the Estate Officers, HUDA.

Memo no. Enf.Br.2016/

Dated:

Subject: Revised policy regarding fixing of norms and eligibility for beneficiaries for the allotment of low cost dwelling units constructed by HUDA in various Urban Estates in the State of Haryana.

In accordance with the decision taken by the Govt., policy regarding fixing of norms and eligibility for beneficiaries for the allotment of low cost dwelling units constructed by HUDA in various Urban Estates in the State of Haryana has been revised which is as follows:-

1. This policy shall supercede the earlier policy and amendments circulated from time to time, specifically circulated vide memo no. Enf.Br.2009/5687-5709 dated 10.02.2010 and memo no. Enf.Br.2015/18970 dated 12.10.2015.

2. This policy shall govern the allotment of low cost dwelling units on cluster basis to the encroachers on land of HUDA/Govt./Govt. agency and BPL/ EWS category in various Urban Estates in the State of Haryana.

3. The following norms and eligibility criteria shall govern the allotment to such beneficiaries in the preference in which it is detailed hereinbelow:-

- i) First preference for the allotment of low cost dwelling units has to be given to the petitioners in CWP No.11637 of 1996 and other connected CWPs in the respective Urban Estates who are unauthorizedly occupying the land of HUDA for the last more than 5 years as on 19.04.99, when the matter was decided by the Honble Punjab & Haryana High Court. For this cut off date shall be 18.04.94.

- ii) Second preference shall be given to those inhabitants/occupants who are unauthorizedly occupying the land of HUDA for the last more than 5 years as on 03.04.2008, when a bunch of cases got finality in Hon'ble Apex Court. For this cut off date shall be 01.04.03. This will also include those inhabitants/occupants who are occupying unauthorizedly any Govt./Govt. agency land and land which affect the essential services like roads, water supply, sewerage, bridges etc. The beneficiaries whose name appear in a valid survey conducted by HUDA/ District Administration and are still residing at the same place, may also be considered for such allotment for recovery of cluster of land.
- iii) Thereafter the left out dwelling units may be allotted to the beneficiaries of BPL category of Haryana only. In this category, first preference would be given to BPL of the city in which dwelling units are constructed, followed by BPL of that District and then BPL of other Districts of Haryana. BPL card duly issued by the District Administration/ competent authority would be considered as proof of BPL category. Such beneficiary can avail the benefits of credit linked subsidy scheme under Pradhan Mantri Awas Yojna.
- iv) The next preference for allotment shall be given to beneficiaries under EWS category of Haryana only with annual income upto rupees 3,00,000/- (₹ Three Lacs) or as may be decided by the competent authority from time to time. The applicant under EWS category shall submit self certificate/affidavit as proof of Income. But for identity, the applicant may be asked to provide copy of Aadhar card. Such beneficiary can avail the benefits of credit linked subsidy scheme under Pradhan Mantri Awas Yojna.

- v) The allotment of dwelling unit would be made through draw of lots among eligible beneficiaries as per preference set out hereinabove.

Note: This is sought to be explained by following example:

“If number of dwelling units available and number of eligible beneficiaries, say among first preference, are equal or more, then such allotment would be made to the beneficiaries of said preference alone”.

- vi) A beneficiary family will comprise husband, wife, unmarried sons and/or unmarried daughters. The beneficiary family should not own pucca house either in his/her name or in the name of any dependent member of his/her family in Haryana/Chandigarh/Delhi/any other part of India and such beneficiary family should not have been allotted a house/plot by HUDA/Housing Board under EWS/BPL/any other reserved category. If the benefit has been availed once, the beneficiary family shall become ineligible for future. Only one application from an eligible beneficiary family will be considered. The attempt on the part of applicant to show more Jhuggies/dwelling units for the sake of availing multiple benefit would be discouraged.
- vii) The applicant must be a citizen of India and must have attained the age of majority at the time of applying. The application shall be accompanied with prescribed fee as may be specified in the public advertisement for this purpose.
- viii) In case of submission of false information of any form or nature, the application and in cases where allotment has already been done, shall be cancelled and further legal action shall be taken against such applicant.

- ix) The dwelling units so allotted shall not be transferable for a period of 20 years from the date of allotment except in case of death of allottee.
- x) Rates as fixed by the Authority from time to time for dwelling units may be charged under the scheme. If the subsidy is received by HUDA under JNNURM, Pradhan Mantri Awas Yojana or any other such scheme, then same shall be passed on to the beneficiary of that project for which subsidy was granted.
- xi) All the beneficiaries shall be required to submit an affidavit as per proforma and documents in support of their claim with the application.
- xii) The Chief Administrator, HUDA, Panchkula shall have power and competence to decide or clarify any issue or dispute arising as to the interpretation of any of the clause of this policy and/or form or manner of its implementation.

This issues with the concurrence of Hon'ble C.M. dated 05.07.2016. The receipt of this letter may please be acknowledged.

(Hardeep Singh)
Administrator, (I.L.Q.),
for Chief Administrator, HUDA,
Panchkula.

Endst.No. Enf.Br.2016/23179

Dated: 13/7/16

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

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1. All the Deputy Commissioners in the State.
 2. All the Additional Deputy Commissioners in the State.
 3. The Chief Controller of Finance, HUDA, Panchkula.
 4. The Chief Engineer, HUDA, Panchkula.
 5. The Chief Engineer-I, HUDA, Panchkula.
 6. The Chief Town Planner, HUDA, Panchkula.
 7. The Chief Architect, HUDA, Panchkula.
 8. The G.M.I.T, HUDA, Panchkula.
 9. All Superintending Engineers, HUDA.
 10. The District Attorney, HUDA, Panchkula.
 11. The Dy.ESA, HUDA, Panchkula.

(Hardeep Singh)
Administrator, (I.L.Q.),
for Chief Administrator, HUDA,
Panchkula

C.C.: P.S. to C.A. HUDA for the kind information of the Chief Administrator.