

**GOVERNMENT OF HARYANA**  
**(Town and Country Planning Department)**

**NOTIFICATION**

**No. Misc-1025/ 2020/13188**                      **dated 28-07-2020**                      .- The Ministry of Housing and Urban Affairs, Government of India has issued advisory dated 28.05.2020 for extension of nine months for validity and time limit for all approvals, NOCs and subsequent compliances given by State and Central agencies for real estate projects, keeping in view the situation caused by COVID-19 outbreak and countrywide lockdown. Several representations have been received by the Government/ Department from NAREDCO for giving relief to the various colonizers/ developers in the State of Haryana to support the Real Estate Industry, which is in dire straits.

2.                      The Council of Ministers in its meeting held on 06.07.2020 has accorded the approval that moratorium for the period from 01.03.2020 to 30.09.2020, be allowed for all existing projects for the purpose of making various time-bound compliances and payments covered under para i to v below:

- i. For CLU cases: Letter of Intent/ Permissions/ Building Plan approval/extension of CLU permission and compliances to be made under the provisions of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and Rules made thereunder.
- ii. For License cases: Letter of Intent/ Licences/ renewal of licenses and compliances to be made under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made thereunder.
- iii. Permissions to be granted and compliances to be made under the provisions of the Haryana Apartment Ownership Act, 1983 and Rules made thereunder.
- iv. Permissions to be granted and compliances to be made under the provisions of the Punjab New Capital Periphery (Haryana Amendment) Control Act, 1952 and Rules made thereunder.
- v. Zero period may be considered for the following:
  - a. Interest on payment of renewal fee of licence on delayed period.
  - b. Submission of fresh bank guarantee on account of grant of license.

c. Interest /penal interest on payment of installment of EDC/SIDC during this period.

3. The relaxations as indicated above, shall be further subject to the condition that:

- (i) The colonisers/developers shall pass on the corresponding benefits to their allottees to ensure that the hardships faced by the end-users also get mitigated to that extent.
- (ii) The colonisers shall endeavor to complete their projects either within the original timeline as agreed upon in the sale-purchase agreement or as revised with the prior consent of RERA.

4. The benefits accruing on account of declaration of such moratorium period is further explained through examples as follows: -

<b>S. No.</b>	<b>Type of permission / payment</b>	<b>Relaxations granted</b>
(i).	Letter of Intent for CLU as well as licence cases.	<p>Moratorium period shall imply that such intervening period from 01.03.2020 to 30.09.2020 shall be considered as zero period for compliances. For example: -</p> <ul style="list-style-type: none"> <li>i. If the compliances as per any LOI issued in CLU cases on 15.02.2020 was to be made upto 16.03.2020, then by treating this period of 01.03.2020 to 30.09.2020 as zero period, the project proponent shall get additional 15 days after 30.09.2020 i.e. upto 15.10.2020 for making compliance.</li> <li>ii. The 60 days period for an LOI granted for license and 30 days granted for CLU on any day of June/ July/ August, 2020, shall start from 30.09.2020.</li> <li>iii. In case of any license granted on 15.02.2020, for the payment of 1<sup>st</sup> installment of EDC (within 30 days of grant of license), 15 days after 30.09.2020 shall be allowed.</li> <li>iv. All license renewals and extension of CLU permission due from 01.03.2020 to 30.09.2020 shall be granted moratorium period and no interest shall be charged for applications submitted till 30.09.2020.</li> <li>v. In case validity of license expired on 29.02.2020 and the renewal application was to be submitted on 30.01.2020 which is actually submitted on 01.12.2020, then applicable interest shall be charged from 30.01.2020 to 29.02.2020 and 01.10.2020 to 30.11.2020.</li> </ul>
(ii).	License and CLU validity	
(iii).	License Renewal and CLU extension	

<b>S. No.</b>	<b>Type of permission / payment</b>	<b>Relaxations granted</b>
(iv).	Payment of fee and charges	For the calculation of interest / penal interest on the due fee and charges, the period starting from 01.03.2020 to 30.09.2020 shall be considered as zero period.
(v).	Bank Guarantee	Moratorium w.e.f 01.03.2020 to 30.09.2020 for submission of fresh Bank Guarantee due on account of grant of licenses.
(vi).	Deed of declaration as per Haryana Apartment Ownership Act, 1983	Moratorium period shall imply that such intervening period shall be considered as zero period for compliances. For example if the DOD was to be filed upto 01.04.2020, then by treating the moratorium as zero period, the time for such compliance shall be extended till 01.11.2020.

Director, Town and Country Planning is directed to implement the above policy instructions in letter and spirit. He shall issue appropriate orders under each statute to ensure proper implementation of this policy. In case of any dispute in interpretation of the terms of this Moratorium, the decision of Director shall be treated as final.

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