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PUNJAB URBAN PLANNING & DEVELOPMENT TY,
CHANDIGARH.
(P&C BRANCH)

To

All Addl. Chief Administrators,
PUDA,
Patiala/Ludhiana/Mohali.

No.PUDA-P&C-98/ 2437-56
Dated: 6.5.98

Subject: Clarification regarding charging of extension fee for residential and commercial property.

In continuation to the instructions issued vide No.PUDA-P&C-98/185-94 dated 15.1.98, it is clarified that the rates of extension fee have been revised and made applicable w.e.f. 1.1.98. However, where the allottee has already paid the extension fee upto 30.6.98 as per our instructions dated 18.2.97 and has completed the building upto 30.6.98, no extension fee beyond the period 30.6.98 be charged and where we have already given extension upto 30.6.98 in view of the instructions dated 18.2.97 and construction has not been completed, extension fee may be charged from 1.1.98 at the revised rates and the fee already deposited may be adjusted towards the year 1998.

Further, provisions made under rule (4) of the Punjab Regional and Town Planning and Development (General) Rules, 1995, are modified as under:-

Extension for full seven calendar years i.e. from Ist January to 31st December may be granted and the year of extension may be treated from Ist January after the moratorium period of three years is over. However, for the intervening period between the date of allotment and 30th November after the last moratorium year, we may charge the extension fee @ 2% of the prevailing price on proportionate basis required before 31st December after the last moratorium year. For example, if the date of allotment is January, 1995, three years period will expire in December, 1998 and extension shall be granted for full calendar year by charging the prescribed rate per annum.

In case of subsequent months, the moratorium period shall stand extended upto 31st December, but on a payment of the fee at prescribed rate proportionately for subsequent months. The formal extension period of seven years shall commence from Ist January in subsequent calendar year. However, in case of allotments made in December, the regular extension period shall commence from Ist January of the subsequent year and there will be no extension in the moratorium period. For example, the following schedule shall apply for the allotments made in the year 1995:-

Allotment made in;-	Moratorium period.	Date of start of regular extension.
January, 1995	3 years	Ist January, 1998.
Feb.,1995	3 years 11 months	Ist January, 1999;
March, 95	3 years 10 months	Ist January, 1999;
April, 95	3 years 9 months	Ist January, 1999;
May, 95	3 years 8 months	Ist January, 1999;
June, 95	3 years 7 months	Ist January, 1999;
July, 95	3 years 6 months	Ist January, 1999;
August, 95	3 years 5 months	Ist January, 1999;
Sept., 95	3 years 4 months	Ist January, 1999;
October, 95	3 years 3 months	Ist January, 1999;
November, 95	3 years 2 months	Ist January, 1999;
December, 95	3 years 1 months (without any ext.fee for moratorium period)	Ist January, 1999;

ii) It is further clarified that the extension fee at the prevailing rate fixed by PUDA may be charged. The foot-note given in the annexture A-I and A-II stands deleted.

iii) In case the rates of extension fee are mentioned in the allotment letter issued earlier (As has been done in one of the schemes at Patiala), the extension fee at the present revised rates shall be charged.

Administrative Officer(C);
for Chief Administrator.