



(Through Email Only)

To

1. All the Commissioner, Municipal Corporations in the State of Haryana.
2. All the District Municipal Commissioner in the State of Haryana.
3. All the Executive Officer, Municipal Councils in the State of Haryana.
4. All the Secretaries, Municipal Committees in the State of Haryana.

Memo No. DGULB/CTP/2026/396-503

Dated: 16/01/2026

Subject: Instructions regarding extension in time limit for construction on plots in Improvement Trust Scheme in Municipal Corporations/ Councils/ Committees.

Ref: Please refer the policy for extension in time limits for the construction on Residential/ Commercial plot in development schemes of Improvement Trust, beyond the stipulated period of 3 year dated 25.10.2013 and this office memo no. 9825-26 dated 26.09.2023.

2. It is to informed that the Government has considered the limitation of the above referred policy and has decided that in the matter pertains to improvement trust plots, the extensions for validity of Building plan shall be allowed based on the following:-

I. **In cases where building stands constructed but completion is not taken** the extension fees for validity of building plan shall be levied @ Rs. 30, Rs. 20, Rs. 15 & Rs.10 per sq.mtr per year for Municipal Corporation (Gurugram, Manesar & Faridabad), Municipal Corporation (except Gurugram, Manesar & Faridabad), Municipal Council & Municipal Committee, respectively from the date of allotment upto the date of submitting the application for execution of sale deed of the property/ plot. The composition fee building beyond permitted norms shall be levied as per applicable rules.

E.g. - if a plot measuring 200 sq. mtrs. was allotted on 01.01.1990 in a municipalities, a building is constructed on it and the application of execution sale deed in a municipal committee is made on 01.01.2025, then the Extension fees shall be levied as Rs. 10 per sq. mtrs. x (35-2) years x 200 sq. mtrs. So, Rs. 330 per sq. mtrs. x 200 sq. mtrs. = Rs. 66,000.

II. **In cases, where no building is constructed on the allotted plot,** then the Extension fee shall be levied @ Rs. 60, Rs. 40, Rs. 30 & Rs.20 per sq.mtr per year for Municipal Corporation (Gurugram, Manesar & Faridabad), Municipal Corporation (except Gurugram, Manesar & Faridabad), Municipal Council & Municipal Committee respectively, for compounding the condition of not constructing the building in given time for has not the applicant.

E.g. - if a plot measuring 200 sq. mtrs. was allotted on 01.01.1990:- in Municipal Corporation Gurugram and the building is not constructed on it

and the application of execution sale deed is made on 01.01.2025, then the Extension fees may be levied as Rs. 60 per sq. mtrs. X (35-2) years x 200 sq. mtrs. So, Rs. 1980 per sq. mtrs. X 200 sq. mtrs. = Rs. 3,96,000/-.

3. The above may be considered for taking further necessary action in the related matters.

o/c

CHIRAG

District Town Planner
for Director General, Urban Local Bodies
Haryana, Panchkula

CC:

GM (IT) is requested to host the instructions on website of the Deptt.