



## Directorate of Town and Country Planning Haryana

Sector-18A; Madhya Marg, Chandigarh | Email: tcpharyana7@gmail.com

**Subject:** Clarification regarding maintenance charges to be levied on Affordable Group Housing projects.

**Reference:-** Public notice issued vide memo No. PF-27A/2023/5300 dated 22.02.2023 regarding subject cited matter.

**Clarification:** PF-27A/2024/3676

**Dated:** 31-01-2024

### OFFICE ORDER

In pursuance to the objections and suggestions received in reference to the public notice mentioned above, the Government has decided to issue the following clarification on clause 4(v) of the Affordable Group Housing Policy-2013 w.r.t. the mandatory services to be provided by the colonizer/ developer as per mandate of section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975 (Act no. 8 of 1975) read with Rule-5 of Haryana Development and Regulation of Urban Areas Rules, 1976 free of cost by the colonizer/ developer in affordable group housing colonies.

2. Accordingly, the following clarification is hereby issued under section 23A of Haryana Development and Regulation of Urban Area Act, 1975 regarding the services for which Maintenance/ Use/ Utility charges can be collected by the colonizer/ developer from the allottees in Affordable Group Housing Colonies: -

DETAILS OF MAINTENANCE CHARGES IN AFFORDABLE GROUP HOUSING COLONIES	
Category-I	Category-II
Mandatory services to be provided by the colonizer/ developer as per section 3(3)(a)(iii) of the Act no. 8 of 1975 and Rule of 1976 and the facilities provided by the colonizers in Affordable Group Housing colonies.	Maintenance/ Use/utility charges which can be charged from the allottees as per consumptions.
i. Maintenance and upkeep of all roads. ii. Maintenance and upkeep of all open spaces. iii. Maintenance and upkeep of all public parks. iv. Maintenance and upkeep of all public health services (this includes complete lying down of public health services and it's management) v. Annual Maintenance Charges (AMC) of the Lifts. vi. Cost incurred upon cleanliness of the common areas. vii. Provision of electricity in common	i. Electricity bill (as per consumption) ii. Water bill (proportionate to the net consumption) iii. Property tax (in case the colony is within MC limits) iv. Door to door waste collection charges, garbage collection and upkeep of each floor (other than common areas) . v. Any repair inside the individual flat for which services i.e. repair/ replacement of tap, sanitary works, plumbing any damage of flooring, electrical installation etc. can either be got done through the builder or from

<p>areas (i.e. installation/ up-gradation/ upkeep of electrical equipment in common areas i.e. electric poles, bulbs &amp; lights, lamps posts/ light installed in parks/ green areas/ internal roads etc.)</p> <p>viii. Expenses incurred for maintenance of the DG sets/ Generator sets (excluding the running cost of Diesel).</p> <p>ix. Cost incurred upon the maintenance of the parking space.</p> <p>x. Running and upkeep of Sewerage Treatment Plant (Disposal of Sewage)</p> <p>xi. Expenses incurred upon the salaries of management staff of colony &amp; engineering manpower viz. plumbers, electricians etc.</p>	<p>any other person/ public agency chosen by allottees after taking possession of the flat.</p> <p>vi. Diesel cost for power back-up facilities.</p> <p>vii. Electricity bill of lifts (as part of common area facilities)</p> <p>viii. Running / fuel cost on DG sets/ generator sets for power back-up.</p> <p>ix. Any defect liability on part of allottee, but excluding any damage caused on account of lapse on part of developer.</p> <p>x. Any other State or Central taxes, any other utility charges. which can be governed through individual bills, telephone, internet etc.</p>
<p>NOTE:</p> <p>a) It is clarified that the Interest Free Maintenance Charges (IFMS) shall be collected from the allottees as prescribed under RERA Act, 2016 or Haryana RERA Rules, 2017.</p> <p>b) Further, any charges decided through bilateral agreements i.e. facility for security services etc., may be charged as per bilateral agreements.</p>	

**Place: Chandigarh**  
**Date**

-Sd-  
**(Amit Khatri, IAS)**  
**Director,**  
**Town and Country Planning**  
**Haryana, Chandigarh**

Endst. No. PF-27A/2024/3677

Dated 31-01-2024

A copy of above is forwarded to Additional Chief Secretary to Govt. Haryana, Town & Country Planning Department for information, please.

Narender Kumar  
District Town Planner (HQ)  
For: Director, Town & Country Planning  
Haryana, Chandigarh

Endst. No. PF-27A/2024/3678-3683

Dated 31-01-2024

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

1. Chairman, Haryana Real Estate Regulatory Authority, Gurugram
2. Chairman, Haryana Real Estate Regulatory Authority, Panchkula
3. Chief Executive Officer, GMDA, Gurugram
4. Chief Executive Officer, FMDA, Faridabad
5. Chief Executive Officer, PMDA, Panchkula
6. Project Manager (IT)-HQ for hosting this clarification on the website of the Department.

Narender Kumar  
District Town Planner (HQ)  
For: Director, Town & Country Planning  
Haryana, Chandigarh