



RESTORATION POLICY 2014

1. Short title, Extent and Commencement:

- a. This policy may be called the Restoration Policy – 2014.
- b. It extends to all Residential and Commercial, Agro, institutional and all other plots disposed off by the Authority.
- c. It shall come into force w.e.f. 7th March, 2014 and shall supercede all other previous restoration Policies, **Board Decisions** and subsequent amendments related to Restoration therein.
- d. *All cases that are in process at the time of approval of this Policy shall be dealt in accordance with **Restoration Policy 2014**.*

2. Cancellation of Plots:

The policy shall be applicable on plots which are cancelled on account of following:-

- a. Non payment of dues within the specified time.
- b. Non completion of building within the specified period.
- c. Non Confirming use of the building.
- d. Violation of terms and conditions.
- e. Sub-division of plot without permission of the Competent Authority.
- f. Amalgamation of plots without permission of the Competent Authority.
- g. Violation of Municipal bylaws.
- h. Violation of building Regulation and other policies of the Authority issued from time to time.

3. Restoration of Plots cancelled for nonpayment of premium:

- a. The Authority may consider request for restoration of cancellation of allotment of plots, made within one year from the date of cancellation for nonpayment of premium.
- b. Application for restoration of cancelled plots on which building has been completed, received within *03 years may be considered by imposing current

*in case of previously cancelled plots this period will commence after the announcement of this policy.

auction / market price as restoration charges, in case of cancellation due to non-payment of premium.

4. **Payment for restoration of plots cancelled due to Non-Payment of Premium:**

- a. Plots cancelled due to non-payment of premium shall be restored on payment of current auction / market price.
- b. Any amount remitted by the allottee will be adjusted in the same percentage ratio that has been paid already.
- c. In case the current market price is less than the original bid, the original bid will be re-calculated as per GPI and whichever price is higher shall be applied.

Full Payment Option:

- d. The entire payment shall be made within 30 days from the day of intimation to the Allottee without delayed charges.

Installment Payment Option:

- e. In case the allottee opts to pay the Restoration Charges in installments, the amount shall be payable in 03 installments of 40%, 30% and 30% respectively. The first installment of 40% shall be payable by the allottee within 30 days of intimation of the Board's decision.
- f. The remaining 60% shall be payable in two equal quarterly installments of 30% each alongwith delayed charges as notified by Finance Wing of CDA to be levied w.e.f. 31st day of issuance of letter for restoration to the allottee.
- g. If the payment of either 100% or 40% as specified in d & e is not made within 30 days of the intimation of Board's decision, the decision of Restoration would become ineffective and treated as withdrawn automatically.

5. **Cancellation Due to reasons other than Non-Payment of Premium:**

Plots cancelled due to reasons other than non-payment of premium may be considered for restoration after all those reasons, which necessitated cancellation, have been removed. If the case for restoration is duly approved then the rates notified by Finance Wing of CDA shall be charged.

6. **Cancellation of plots more than once:**

Those plots which are cancelled more than once for one reason, other than, payment of premium or where CDA could not deliver possession or provide infrastructure, may be considered for restoration provided that each successive restoration shall be approved by charging 5% additional restoration charges over and above those notified by Finance Wing of CDA for each successive restoration. The plots cancelled for same reason will not be considered for restoration 2nd time.

7. **Non-Conforming use:** Plots cancelled due to non-conforming use will be restored after taking following steps:-
- a. The non-conforming use has been removed.
 - b. All balance recoveries from the allottee have been received.
 - c. The CDA Board has approved restoration.

8. **Price Determination Committee:**

Following Committee may be constituted to determine the prevailing / present Auction Price, Standard Auction Price and other Pricing related to those cancelled plots that are being considered for restoration:-

- a. FA/ Member
- b. Director EM (Concerned).
- c. DDG (Finance).
- d. Director Planning (concerned).

9. **Possession and non-provision of infrastructure issues:**

In all those cases of cancelled plots where the Authority either could not hand over the possession of plots or required infrastructure was not developed, following policy will be followed:-

- a. The present status of possession and infrastructure will be determined by following Committee before the case is placed for approval before the Board:-
 - (1) Member (Estate)
 - (2) Director EM-II.
 - (3) Director UP/ RP
 - (4) Director Enforcement.
 - (5) Director (L&R).
 - (6) One Director from Engineering Wing.
- b. In case the plot is in adverse possession and infrastructure is not available the plot will be recommended for restoration on Standard Charges of the particular area.

10. **Competent Authority:**

- a. The cancellation of all plots shall be approved by Chairman CDA.
- b. The cases for Restoration of all plots shall be submitted for approval to the CDA Board.
