

Frequently Asked Questions

Q: [What is HIMUDA]

A: [Himachal Pradesh Housing & Urban Development Authority is established under the HP Housing & Urban Development Authority Act, 2004 (Act No.9 of 2004). with the objectives of providing houses to the needy people within the affordable limits in Himachal Pradesh. To achieve this goal and to mitigate the housing problem in the State, HIMUDA is making strenuous efforts to provide well planned houses in Himachal Pradesh.]

Q: [Who Can apply for allotment of House/Flat/Plot from HIMUDA in Himachal Pradesh ..?]

A: [All citizens of India including NRIs can apply for allotment of House/Flat/Plot/Commercial Units in Himachal Pradesh through Himachal Pradesh Housing and Urban Development Authority (HIMUDA). Though, the property i.e. House/Flat/Plot cannot be purchased by the non-bonafide/non agriculturists in Himachal Pradesh, but the said condition of Himachali Agriculturists/bonafide Himachali is relaxed by the Government of Himachal Pradesh if the property is purchased from HIMUDA.]

Q: [How can I get House or Plot or Flat from HP Housing & Urban Development Authority?]

A: From time to time HP Housing & Urban Development Authority invite applications for allotment of different categories of houses/plots/flats through advertisements published in leading News papers through India. Detailed information regarding location, number, sizes and prices of the units are given in these advertisements. However for further details regarding terms and conditions & application forms etc printed brochures have been prescribed which can be had from the Head Office of HP Housing & Urban Development Authority situated at "Nigam Vihar, Shimla-171 002, Shimla H. P."

Prescribed Applications Forms are received alongwith application fee prescribed for the particular scheme in the Head office on or before the last date fixed. We are not having nodal agencies or Banks through which applications can be accepted/deposited. In case number of applications received is more than the houses/plots/flats available, allotment is made through draw of lots. The draw of lots is held before the public and of course all the applicants are also requested to be present on the day of draw of lots. Final result of draw is also displayed on the Notice Board of Housing & Urban Development Authority at Head Office as also intimated to the individual applicants.]

Q: [What is the cost of Units in Urban Estates of HIMUDA... ?]

A: [The prices of the Units in different estates of HP Housing & Urban Development Authority is fixed by the Board of Directors taking into account the market conditions.]

Q: [What is the Application Fee for allotment of Houses/Flats/Plots in Himachal Pradesh..?]

A: [The application fee, what we call as earnest money is supposed to be deposited alongwith application form which vary from time to time and scheme to scheme. The application fee is clearly mentioned in the advertisement as and when it is released to the Press.]

Q: [How long this application fee remains with HIMUDA ... ?]

A: [The application fee or earnest money is normally refunded to the applicants immediately after the draw of lots to the unsuccessful applicants, but application fee for those applicants who have been placed on waiting list are kept back by the Board till such time the concerned applicants asks for it's refund. However, no interest is paid by the Board on such amount.]

Q: [What is the payment plan for purchase of House/Flat/Plot... ?]

A: [The payment plan of houses/plots/flats differs from scheme to scheme and place to place. Detailed payment plan is released to the Press as and when it is finalized and the scheme is advertised for general public.]

Q: [How can one get commercial sites from HIMUDA ... ?]

A: As and when the Housing Colony at a particular place is finalized, we do keep sites earmarked for schools, Hospitals and of course Petrol Pumps etc. etc as per requirement of the particular place. These sites are advertised in the leading newspapers of the country. The applications which are received in response to the advertisement (s) are processed thoroughly by the Authority keeping in view the background of the Institution, Financial resources and as also the utility of the Institution to the residents of the area. Rates for these sites are finalized by the Board of Directors from time to time and are normally.

Commercial sites are strictly sold through public auction. Wide publicity is given through the media and other local means where the commercial sites are to be sold. Successful bidders are required to deposit 25% of the bid money at the time of fall of hammer and the balance 75% is payable in four annual installments along with interest. Though the detailed terms and conditions of the auction is announced at the time of auction but the same can be had from the Head Office of the Housing & Urban Development Authority well before the date of auction. However, the allottee can make 75% balance payment in lump-sum to avoid interest component.]

Q: [How the payments are to be made to HIMUDA ...?]

A: [Usually payments are received in cash at the Cash Counter at Head Office and through Bank Draft in favour of **CEO-cum-Secretary, Housing & Urban Development Authority, Shimla-2** on any scheduled bank situated at Shimla but local cheques are also accepted.]

Q: [What is Hire Purchase Tenancy Agreement (HPTA) ...?]

A: [HPTA is an agreement between the Board and the allottee till such time the allottee is tenant of the Board and till the full and final payment from the allottee is received. HPTA is executed after making initial payment of requisite amount. It is executed on non-judicial paper of Rs.5/- in triplicate i.e. one copy on non-judicial paper and two copies on judicial stamp papers of Re.1/- only.]

Q: [What are the formalities to be completed after making full payment of a Unit ...?]

A: [After making full payments Conveyance Deed or Lease Deed (as the case may be) is supposed to be executed in the office of the Authority which will subsequently be got registered in the office of the concerned Sub-Registrar of the area of property.]
