

From

Director General  
Town and Country Planning Department  
Haryana, Chandigarh

To

All Senior Town Planners in the State.....

All District Town Planners in the State.....

Memo no.PF-40B/ JE (BR)/ 2012/20310-311  
Dated: 10/10/2012

**Subject:- Instructions Regarding constitution of condominium Association as required the provisions of the Haryana Apartment Ownership Act, 1983 and Rules framed thereunder.**

A representation was received from Resident Welfare Association through Senior Town Planner, Gurgaon vide his memo no. 537 dated 07.08.2012, wherein they have pointed out that the colonizer had executed deed of declaration as required under Section 2 of the Haryana Apartment Ownership Act, 1983 after obtaining occupation certificate; however, the administration of the Condominium is with the colonizer as he has not constituted Association of the Condominium till date.

2. The matter has been considered and I have been directed to inform that henceforth the Colonizer, as defined in Haryana Development and Regulation of Urban Areas Act, 1975, shall transfer the Administration of the Condominium to the Association immediately after the grant of Part Occupation Certificate/ Occupation Certificate/Part Completion Certificate/ Completion Certificate for that part of Group Housing Colony and Common Areas for which the Occupation Certificate stands granted by the Department even though the case of completion certificate is pending the Department.

*Sd/-*  
Sanjay Kumar,  
District Town Planner (Hq)  
O/o Director General, Town & Country Planning,  
Haryana, Chandigarh