

# HARYANA VIDHAN SABHA

Bill No. 18— HLA of 2024

## THE HARYANA DEVELOPMENT AND REGULATION OF URBAN AREAS (AMENDMENT) BILL, 2024

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### BILL

*further to amend the Haryana Development and Regulation of Urban Areas Act, 1975.*

Be it enacted by the Legislature of the State of Haryana in the Seventy-fifth Year of the Republic of India as follows: -

1. (1) This Act may be called the Haryana Development and Regulation of Urban Areas (Amendment) Act, 2024.

Short title and commencement.

(2) It shall be deemed to have come into force with effect from the 30<sup>th</sup> January, 1975.

2. In section 2 of the Haryana Development and Regulation of Urban Areas Act, 1975 (hereinafter called the principal Act) ,-

Amendment of section 2 of Haryana Act 8 of 1975.

(i) after clause (d), the following clause shall be inserted, namely: -

“(da) “completion certificate” means a certificate granted by the Director, after completion of development works in entire colony in accordance with sanctioned layout plan, building plan and approved design and specifications and on payment of such fee and charges, as may be prescribed;”

(ii) after clause (jjjj), the following clause shall be inserted, namely:-

“(jb) “occupation certificate” means a certificate issued by the Director permitting occupation of any building or part thereof;”

(iii) after clause (k), the following clause shall be inserted, namely:-

“(ka) “part completion certificate” means a certificate granted by the Director, after completion of development works in that part of a colony, in accordance with sanctioned layout plan and approved designs and specifications;”

3. After sub-section (7) of section 3 of the principal Act, the following sub-section shall be inserted, namely: -

Amendment of section 3 of Haryana Act 8 of 1975.

“(8) Notwithstanding anything contained in sub-sections (6) and (7) above, in cases where the colonizer has either obtained occupation certificate for all the building blocks in case of other than plotted colonies or where part completion certificate for the entire colony has been obtained in case of plotted colonies, no further scrutiny for the purpose of grant of completion certificate shall be necessary and such completion certificate may be issued upon payment of applicable infrastructure augmentation charges.”

### STATEMENT OF OBJECTS AND REASONS

The Haryana Development and Regulation of Urban Areas Act 1975 was enacted in the year 1975.

Subsequently, the Real Estate (Regulation and Development) Act, 2016 was enacted and the Rules of this Act were framed in 2017. Section 2(q) and 2 (zf) of RERA Act, 2016 defines Completion Certificate and the Occupation Certificate respectively and considered to be at parity for the purpose of a completed project.

Accordingly, it has been felt necessary to define occupation certificate to create an enabling provision for creation of an equivalence between occupation certificate and completion certificate. Similarly, the definition of Part Completion Certificate and Completion Certificate for colonies is not provided in the Haryana Development and Regulation of Urban Areas Act, 1975, thus, same is also now proposed to be inserted.

Further, in order to create parity between the two legislation and to expedite the grant of completion certificate for colonies, which have become inhabited long back, a need has been felt to consider grant of overall completion certificate to such projects where individual occupation certificate for all constituent building blocks have been received in case of other than plotted colonies and also where part completion certificate for the complete area has been received in case of plotted colonies.

Hence this BILL.

NAYAB SINGH,  
Chief Minister, Haryana.

Chandigarh :  
The 7th November, 2024.

Dr. SATISH KUMAR,  
Secretary.

**N.B.—** The above Bill was published in the Haryana Government Gazette (Extraordinary), dated the 7th November, 2024, under proviso to Rule 128 of the Rules of Procedure and Conduct of Business in the Haryana Legislative Assembly.