

**\*6. Sh. Bharat Bhushan Batra , MLA (Rohtak) :-** Will the Urban Local Bodies Minister be pleased to state:-

- a) the number of unauthorized colonies existed on record in the year 2014 in State;
- b) the number of unauthorized colonies regularized from the year 2005 to 2014 togetherwith the district-wise details thereof;
- c) the number of unauthorized colonies come into existence from 2014 to 2023 togetherwith the district-wise details thereof;
- d) the number of colonies regularized in state during the period from the year 2014 to 2023 togetherwith the district-wise details thereof alongwith the policy of regularization ;
- e) the number of FIRs registered in respect of unauthorized colonies in each district during this period;
- f) the number of unauthorized colonies demolished during this period i.e. 2014 to 2023; and
- g) the action is being taken by the Government in respect of unauthorized colonies developed in NOC/free zone?

**REPLY-**

**Manohar Lal, Chief Minister, Haryana**

Sir,

A statement is laid on the Table of the House.

**STATEMENT- (Starred Question no. 6)**

- a) Total 11665 unauthorized colonies existed on record as on 31.12.2014.
- b) Total 887 unauthorized colonies were regularized from the year 2005 to 2014 by the Department of Urban Local Bodies. District wise details are at Annexure 'A'.
- c) Total 5352 unauthorized colonies were detected from 01.01.2015 to 30.11.2023. District wise details are at Annexure 'B'.
- d) From year 2015 to 2023, 1089 unauthorized colonies have been regularized by the Department of Urban Local Bodies within the Municipal Areas under Haryana Management of Civic Amenities and Infrastructure Deficit Municipal Areas (Special provisions) Act, 2016 and its Amendment Act, 2021 & Policy dated 03.03.2023. Another, 448 unauthorized colonies have been regularized by the Department of Town & Country Planning outside the Municipal Areas under The Haryana Management of Civic Amenities and Infrastructure Deficient Areas Outside Municipal Areas (Special Provisions) Act, 2021, policy dated 19.07.2022 and subsequent amendment dated 06.04.2023. District wise details are at Annexure 'C' and policy of regularization is at Annexure 'D'.
- e) 1789 FIRs were registered against unauthorized colonies during 01.01.2015 to 30.11.2023. District wise details are at Annexure 'B'.
- f) 3500 unauthorized colonies were demolished during this period.
- g) The action against the unauthorized colonies carved out in violation of section 7(i) of Haryana Development & Regulation of Urban Areas Act, 1975 within Urban Areas situated in & outside Municipal Areas of any town is taken by Town & Country Planning Department. Further, outside Urban Area the Act of 1975 is not applicable.

**\*6. श्री भारत भूषण बत्रा विधायक ( रोहतक ) : क्या शहरी स्थानीय निकाय मंत्री कृपया बताएं कि:-**

- (क) राज्य में वर्ष 2014 में विद्यामन/ रिकॉर्ड अनुसार अनधिकृत कॉलोनियों की संख्या कितनी थी;
- ख) वर्ष 2005 से 2014 तक नियमित की गई अनधिकृत कॉलोनियों की संख्या कितनी है तथा उनका जिले-वार ब्यौरा क्या है;
- (ग) वर्ष 2014 से 2023 तक अस्तित्व में आई अनधिकृत कॉलोनियों की संख्या कितनी है तथा उनका जिले-वार ब्यौरा क्या है;
- (घ) वर्ष 2014 से 2023 की समयावधि के दौरान राज्य में नियमित की गई कॉलोनियों की संख्या कितनी है तथा उनका जिले-वार ब्यौरा क्या है तथा नियमितीकरण की नीति क्या है;
- (ङ) इस अवधि के दौरान प्रत्येक जिले में अनधिकृत कॉलोनियों के संबंध में दर्ज की गई एफ.आई.आर. (प्राथमिकी सूचना रिपोर्ट) की संख्या कितनी है;
- (च) इस अवधि के दौरान अर्थात् 2014 से 2023 तक ध्वस्त की गई / गिराई गई अनधिकृत कॉलोनियों की संख्या कितनी है; तथा
- (छ) अनापत्ति प्रमाण पत्र/ फ्री ज़ोन में विकसित अनधिकृत कॉलोनियों के संबंध में सरकार द्वारा क्या कार्रवाई की जा रही है?

उत्तर -

मनोहर लाल, मुख्यमंत्री

सर,

उत्तर विधानसभा के पटल पर रखा गया है।

## उत्तर \*6

- (क) कुल 11665 अनाधिकृत कॉलोनियां 31.12.2014 तक रिकॉर्ड में मौजूद थीं।
- (ख) वर्ष 2005 से 2014 तक कुल 887 अनाधिकृत कॉलोनियों को शहरी स्थानीय निकाय विभाग द्वारा नियमित किया गया। जिलेवार विवरण अनुबंध 'ए' पर है।
- (ग) कुल 5352 अनाधिकृत कॉलोनियां 01.01.2015 से 30.11.2023 तक अस्तित्व में आईं। जिलेवार विवरण अनुबंध 'बी' पर है।
- (घ) वर्ष 2015 से 2023 तक हरियाणा नगरपालिका क्षेत्रों में अपूर्ण नागरिक सुखसुविधाओं तथा अवसंरचना का प्रबन्धन (विशेष उपबंध) अधिनियम, 2016 और इसके संशोधन अधिनियम 2021, नीति दिनांक 03.03.2023 के अंतर्गत नगरपालिका क्षेत्रों के भीतर शहरी स्थानीय निकाय विभाग द्वारा कुल 1089 अनाधिकृत कॉलोनियों को नियमित किया गया है। इसके अलावा, हरियाणा नगरपालिका क्षेत्र के बाहर अपूर्ण नागरिक सुखसुविधाओं तथा अवसंरचना का प्रबन्धन (विशेष उपबंध) अधिनियम, 2021, नीति दिनांक 19.07.2022 तथा इसके बाद संशोधन दिनांक 06.04.2023 के अंतर्गत नगरपालिका क्षेत्रों के बाहर नगर तथा ग्राम आयोजना विभाग द्वारा 448 अनाधिकृत कॉलोनियों को नियमित किया गया है। जिलेवार विवरण अनुबंध 'सी' पर है तथा नियमितीकरण की नीति अनुबंध 'डी' पर है।
- (ङ) 01.01.2015 से 30.11.2023 के दौरान 1789 अनाधिकृत कॉलोनियों के खिलाफ एफ.आई.आर. दर्ज की गईं। जिलेवार विवरण अनुबंध 'बी' पर है।
- (च) इस अवधि के दौरान 3500 अनाधिकृत कॉलोनियों को ध्वस्त कर दिया गया।
- (छ) हरियाणा शहरी क्षेत्र विकास और विनियमन अधिनियम, 1975 की धारा 7 (i) के उल्लंघन में नगरपालिका क्षेत्रों के भीतर और बाहर स्थित शहरी क्षेत्रों के अंदर बनाई गई अनाधिकृत कॉलोनियों के खिलाफ कार्रवाई नगर तथा ग्राम आयोजना विभाग द्वारा की जाती है। इसके अलावा, शहरी क्षेत्र के बाहर 1975 का अधिनियम लागू नहीं है।

### **NOTE FOR PAD**

- The Haryana Development & Regulation of Urban Areas Act, 1975 provides for regulating the use of land in order to prevent ill-planned and haphazard urbanization in and around towns and for development of infrastructure sector and infrastructure projects for the benefit of the State of Haryana. Therefore, the relevant provision to check the illegal sub-division of land has been made in the Act *ibid*.
- The action against the unauthorized colonies carved out in violation of section 7(i) of the Act *ibid* within Urban Area situated in & outside Municipal Areas of any town is taken by Town & Country Planning Department. The powers in this regard have been delegated to respective District Town Planners. Total 11665 unauthorized colonies existed on record as on 31.12.2014. Another, 5352 unauthorized colonies were identified from 01.01.2015 to 30.11.2023 in the state. FIRs were lodged against 1789 unauthorized colonies and 3500 unauthorized colonies were demolished.
- The Government in Urban Local Bodies department enacted Haryana Management of Civic Amenities and Infrastructure Deficit Municipal Areas (Special provisions) Act, 2016 and its Amendment Act, 2021, Policy dated 03.03.2023 to regularize the colonies to provide basic amenities therein, within the Municipal Areas. Accordingly, 887 unauthorized colonies from 2005 to 2014 and 1089 unauthorised colonies from 2015 to 30.11.2023 have been regularized by the Department of Urban Local Bodies. Further, Government in Town & Country Planning Department enacted Haryana Management of Civic Amenities and Infrastructure Deficient Areas Outside Municipal Area (Special Provisions) Act, 2021, framed a policy dated 19.07.2022 to regularize the colonies and to provide basic amenities therein, outside the Municipal Areas. In the said policy, certain amendments were done by the Government vide Instructions dated 06.04.2023. Another, 448 unauthorized colonies outside the Municipal Areas have been regularized by Town & Country Planning Department under the aforementioned policy till 30.11.2023.

## नोट फॉर पैड

- हरियाणा शहरी क्षेत्र विकास एवं विनियमन अधिनियम 1975 हरियाणा राज्य के लाभ के लिए शहरों में और उसके आसपास अनियोजित और अव्यवस्थित शहरीकरण को रोकने और बुनियादी ढांचा क्षेत्र और बुनियादी ढांचा परियोजनाओं के विकास के लिए भूमि के उपयोग को विनियमित करने का प्रावधान करता है। इसलिए उपरोक्त अधिनियम में भूमि के अवैध उपखंड को रोकने के लिए उचित प्रावधान किया गया है।
- नगर तथा ग्राम आयोजना विभाग द्वारा किसी शहर की नगरपालिका क्षेत्रों में और बाहर स्थित शहरी क्षेत्र के अंदर, उपरोक्त अधिनियम धारा 7 (i) के उल्लंघन में अनाधिकृत कॉलोनियों के खिलाफ कार्रवाई की जाती है। इस संबंध में शक्तियां संबंधित जिला नगर योजनाकारों को सौंप दी गई हैं। 31.12.2014 तक के रिकॉर्ड में कुल 11665 अनाधिकृत कॉलोनियां मौजूद थीं। इसके अलावा राज्य में 01.01.2015 से 30.11.2023 तक कुल 5352 अनाधिकृत कॉलोनियों की पहचान की गई। 1789 अनाधिकृत कॉलोनियों के खिलाफ एफआईआर दर्ज की गई है और 3500 की संख्या में अनाधिकृत कॉलोनियों को ध्वस्त कर दिया गया है।
- शहरी स्थानीय निकाय विभाग में सरकार द्वारा हरियाणा नगरपालिका क्षेत्रों में अपूर्ण नागरिक सुखसुविधाओं तथा अवसंरचना का प्रबन्धन (विशेष उपबंध) अधिनियम, 2016 और इसके संशोधन अधिनियम 2021, नीति दिनांक 03.03.2023 को नगरपालिका के भीतर कॉलोनियों को बुनियादी सुविधाएं प्रदान करने हेतु नियमित करने के लिए अधिनियमित किया गया है। तदनुसार, शहरी स्थानीय निकाय विभाग द्वारा 2005 से 2014 तक कुल 887 अनाधिकृत कॉलोनियों और 2015 से 30.11.2023 तक 1089 अनाधिकृत कॉलोनियों को नियमित किया गया है। इसके अलावा, नगर तथा ग्राम आयोजना विभाग में सरकार द्वारा नगरपालिका क्षेत्रों के बाहर अपूर्ण नागरिक सुखसुविधाओं तथा अवसंरचना का प्रबन्धन बुनियादी (विशेष उपबंध) अधिनियम, 2021 और दिनांक 19.07.2022 नीति को नगरपालिका के बाहर कॉलोनियों को बुनियादी सुविधाएं प्रदान करने हेतु नियमित करने के लिए अधिनियमित किया गया है। सरकार द्वारा दिनांक 06.04.2023 के निर्देशों के माध्यम से उक्त नीति में कुछ संशोधन किए गए हैं। तदनुसार, नगर तथा ग्राम आयोजना विभाग द्वारा नगरपालिका क्षेत्रों के बाहर 30.11.2023 तक 448 अनाधिकृत कॉलोनियों को अधिनियमित किया गया है।

**ANNEXURE- A**

<b>Total number of Unauthorized Colonies regularised from year 2005 to 2014</b>		
Sr. No.	District	No. of unauthorized colonies regularized
1	Ambala	103
2	Bhiwani	18
3	Ch. Dadri	0
4	Faridabad	66
5	Fatehabad	41
6	Gurugram	97
7	Hisar	77
8	Jhajjar	43
9	Jind	100
10	Kaithal	28
11	Karnal	44
12	Kurukshetra	46
13	Mahendragarh	25
14	Nuh	3
15	Palwal	25
16	Panchkula	0
17	Panipat	19
18	Rewari	13
19	Rohtak	55
20	Sonipat	36
21	Sirsa	33
22	Yamuna Nagar	15
	<b>TOTAL</b>	<b>887</b>

**ANNEXURE- B**

<b>District wise details of unauthorized colonies from 01.01.2015 to 30.11.2023</b>			
<b>Sr. No.</b>	<b>Name of District</b>	<b>Number of unauthorized colonies detected</b>	<b>Number of FIR Lodged</b>
1	Ambala	267	94
2	Bhiwani	100	27
3	Charkhi Dadri	46	16
4	Faridabad	936	246
5	Fatehabad	100	25
6	Gurugram	612	83
7	Hisar	209	96
8	Jhajjar	180	64
9	Jind	173	44
10	Kaithal	133	15
11	Karnal	233	79
12	Kurukshetra	191	122
13	Mahendragarh	150	25
14	Nuh	162	32
15	Palwal	392	59
16	Panchkula	127	29
17	Panipat	211	97
18	Rewari	148	121
19	Rohtak	376	108
20	Sonipat	276	255
21	Sirsa	110	51
22	Yamuna Nagar	220	101
	<b>TOTAL</b>	<b>5352</b>	<b>1789</b>



**ANNEXURE- C**

<b>Total number of Unauthorized Colonies regularised from 01.01.2015 to 30.11.2023</b>			
<b>Sr. No.</b>	<b>District</b>	<b>No. of unauthorized colonies regularized</b>	
		<b>Within MC limits</b>	<b>Outside MC limits</b>
1	Ambala	28	24
2	Bhiwani	21	3
3	Ch. Dadri	5	0
4	Faridabad	76	30
5	Fatehabad	62	6
6	Gurugram	59	21
7	Hisar	51	0
8	Jhajjar	39	38
9	Jind	75	0
10	Kaithal	63	18
11	Karnal	99	2
12	Kurukshetra	45	54
13	Mahendragarh	7	0
14	Nuh	17	35
15	Palwal	6	30
16	Panchkula	6	0
17	Panipat	80	22
18	Rewari	34	14
19	Rohtak	117	25
20	Sonipat	23	48
21	Sirsa	29	10
22	Yamuna Nagar	147	68
	<b>TOTAL</b>	<b>1089</b>	<b>448</b>

HARYANA GOVERNMENT  
URBAN LOCAL BODIES DEPARTMENT  
NOTIFICATION

The 23, 2023

No. 9/1/2023 4<sup>th</sup> In exercise of the powers conferred under section 3 of the Haryana Management of Civic Amenities and Infrastructure Deficient Municipal Areas (Special Provisions) Act, 2016 (14 of 2016), the Governor of Haryana hereby notifies the following norms for declaring an area within the municipal area as civic amenities and infrastructure deficient in the State, namely:-

1. The area shall be within the municipal limit comprising an unauthorized residential colony with any built up or no built up area.
2. The area shall not be less than two acres if the unauthorized colony is carved in isolation.
3. The approach road to the area shall not be less than six meters.
4. The area shall have all internal roads not less than three meters subject to the condition that the cumulative length of internal road having less than three meters width shall not exceed an average of twenty running meters per acre and the residents of plots abutting such roads agree for widening the road from their plots to minimum three meters width considering same alignment of road.
5. The boundary of the area shall exclude the followings:-
  - a) Vacant plots having areas more than 4000 square meters;
  - b) any public land including land belonging to Gram Panchayat (such as Shamlat Land including Jumla Mushtaka Mulakaan), Municipal Land, Waqf or land listed and delisted under the Haryana Land Preservation Act, 1900 (Punjab Act 11 of 1900) and area under river or its flood plain, choe etc.;
  - c) any restricted areas under the Works of Defence Act, 1903 (Central Act 7 of 1903), the Ancient Monuments and Archaeological Sites and Remains Act, 1958 (Central Act 24 of 1958) or any other Act prohibiting the development of colonies or buildings in a particular area;
  - d) any restricted zone near the airport, defense land or ammunition depot;
  - e) any restricted area along schedule roads and National Highway or any other restricted area under any other law;
  - f) any land in alignment of proposed road (sector road, 24/18 meters wide internal roads) or green belt under the Development Plan;
  - g) any area notified by the Government;
  - h) any industrial unit, warehouse, shop, showroom, retail-outlet, commercial building, mall, multiplex, hotel, banquet hall, school, colleges, other institutional building and religious place shall be properly shown in the layout but shall not be included in the boundary of the area.

  
ARUN GUPTA

Additional Chief Secretary to Government, Haryana,  
Urban Local Bodies Department.

Endst. No. 08/01/2023- 4C-II

Dated, the 03.03.2023

A copy is forwarded to the Controller, Printing and Stationery Department, Haryana, Chandigarh with the request the above notification (both English & Hindi) may please be published in the Haryana Government Gazette (Extra-Ordinary).

He is requested to supply 25-25 printed copies of the said notification to the Principal Secretary to Government Haryana, Urban Local Bodies Department, Chandigarh/Director, Urban Local Bodies, Haryana, Panchkula.

*- Sd -*  
Superintendent Committee-II,  
for Principal Secretary to Govt. Haryana  
Urban Local Bodies Department.

Endst. No. 08/01/2023-4C-II Dated, Chandigarh, the 03.03.2023

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

1. Director General, Urban Local Bodies, Haryana, Bays No.11-14, Sector-4, Panchkula.
2. All Commissioner, Municipal Corporation, Haryana.
3. All District Municipal Commissioner, Municipal Corporation, Haryana.
4. All Executive Officer, Municipal Council, Haryana.
5. All Secretary, Municipal Committee, Haryana.

*Ramsh* *Wani*  
Superintendent Committee-II  
for Additional Chief Secretary to Govt. Haryana,  
Urban Local Bodies Department.  
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# Haryana Government Gazette

## EXTRAORDINARY

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No. 129-2022/Ext.] CHANDIGARH, TUESDAY, JULY 19, 2022 (ASADHA 28, 1944 SAKA)

### HARYANA GOVERNMENT TOWN & COUNTRY PLANNING DEPARTMENT

#### Notification

The 19th July, 2022

**No. Misc-632 STP (E&V)/2022/507.**— Whereas the State of Haryana has enacted the Haryana Management of Civic Amenities and Infrastructure Deficient Areas Outside Municipal Area (Special Provisions) Act, 2021 i.e. Act No.5 of 2022 to bring all unauthorised colonies/developments/buildings outside the municipal areas in the State, wherever feasible, into the planning framework, to regularize the development and to facilitate provision of civic amenities to the residents/plot holders of these areas.

Now, in exercise of the powers conferred by section 8 and 14 of the Haryana Management of Civic Amenities and Infrastructure Deficient Areas Outside Municipal Area (Special Provisions) Act, 2021 and other powers enabling him in this behalf, the Governor of Haryana is pleased to notify the policy for the provision of the essential services and civic amenities in infrastructure deficient areas outside municipal area in the State of Haryana and for regularization of unauthorized colonies/development/buildings outside municipal areas.

2. (1) Definitions: in the policy, unless the context otherwise requires,-
- (i) “act” means, the Haryana Management of Civic Amenities and Infrastructure Deficient Areas Outside Municipal Area (Special Provisions) Act, 2021.
  - (ii) “built up” means a construction with pucca roof which is intended to be used for residential or commercial or institutional purpose or any habitable use;
  - (iii) “declared area” means an area declared to be civic amenities and infrastructure deficient area under section 3 of the Haryana Management of Civic Amenities and Infrastructure Deficient Areas Outside Municipal Area (Special Provisions) Act, 2021.
  - (iv) “development agency” means Haryana Rural Development Authority;
  - (v) “development charges” means a fee levied for developing civic amenities and infrastructure in declared area;
  - (vi) “developer” means a person who has made an unauthorized development and shall include the owner of the land or the person who entered into an agreement to develop or holder of Power of Attorney on behalf of the land owners, or any other person who was/is associated with the sale of land or unauthorized development.
  - (vii) “plot holder” means a person in whose favour a plot in the infrastructure deficient area has been transferred or agreed to be transferred by the developer;
  - (viii) "public building" means a building as defined in the Haryana Building Code, 2017;

- (ix) “punitive action” means the action taken by the competent authority under the relevant law against unauthorized development/construction and shall include demolition, displacement of person or their business establishment from their existing location, whether in pursuance of court order or otherwise;
- (x) “regularization charges” means a charge to be paid for regularizing the unauthorized colony/plot/building;
- (xi) “residents welfare association (RWA)” means a society of the plot holders of an unauthorized colony registered under the Haryana Registration and Regulation of Societies Act, 2012 or any other law for the time being in force for the purpose, provided that in case the said association is not registered, it shall be mandatory to get it registered with the authority concerned before filing application under this policy;
- (xii) “sold” means sale by way of registered sale deed.
- (xiii) “unauthorized colony” means a colony developed in violation of the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975;
- (2) The terms and expressions which are not defined in this policy shall have the same meaning as assigned to them, in the respective Acts/Rules/Regulations/Byelaws unless the context otherwise requires.

### 3. Applicability:

This policy shall come into effect from the date of its notification in the official gazettee. This policy shall be applicable in entire State of Haryana including area falling under the Punjab New Capital (Periphery) Control Act, 1952 outside the Municipal Area for regularization/provision of civic amenities and infrastructure in the declared areas as per the norms/parameters provided in this policy, where plots have been sold/built up before 1st July, 2022 irrespective of the land use proposals of development plan.”

Provided that no unauthorized development/area/building shall be declared as Civic Amenities and Infrastructure Deficient Area if;

- i. The colony is developed on any public land including land belonging to gram panchayat (such as shamlat land including jumla mushtarka malkaan), municipal land, waqf board land, land under the Punjab Land Preservation Act, 1900, land delisted from the Punjab Land Preservation Act, 1900, area under river or its flood plain, choe etc.
- ii. The colony is developed on any restricted areas under the Works of Defense Act, 1903, the Ancient Monuments and Archaeological Sites and Remains Act, 1958, or any other law prohibiting the development of colony or building in a particular area.
- iii. The colony is developed on any restricted zone near the airport/defense land.
- iv. The colony is developed in restricted belt along scheduled roads and national highways or any other restricted area under any other law.
- v. The colony is developed within alignment of any proposed road or green belt under the notified draft/final development plan.
- vi. The colony is developed over a government notified area under a separate policy/rules/bye-law etc.
- vii. The application is not submitted by developer or residents welfare association or co-operative society of the concerned colony.

**3.1 Area Norms:** There shall not be any minimum or maximum area norms for any area/colony to be notified as declared area.

**3.2 Built Up Area Norms:** There shall not be any minimum or maximum area norms for any area/colony to be notified as declared area. However, the buildings to be raised on vacant plots of such area/colony after notifying it as declared area shall be governed by Haryana Building Code 2017 as amended from time to time.

**3.3 Effect of Development Plan Proposals:** The area shall be regularized irrespective of the land use & other proposals of the development plan if fulfills the provisions of this policy, and after declaration under this policy the amendment shall be made in the development plan, if required, by the concerned department/authority.

#### 3.4 Cut of date of application for regularization:

- (i) The concerned developer or the residents welfare association, as the case may be, shall submit an application with the Development Agency for declaring their area as civic amenities and

infrastructure deficient area within a period of six months from the date of notification of this policy. Thereafter, no application shall be entertained.

- (ii) Only after fulfilling all the requirements of this policy and after full and final payment of the charges the colony/area of the applicant will be declare as civic amenities and infrastructure deficient area.

**4. Norms and Categorization of Civic Amenities and Infrastructure Deficient Areas based on the extent of existing built-up area:-**

Sr. No.	Category	Norms
i.	<b>A</b>	<b>colony with built up area upto 25%</b>
ii.	<b>B</b>	<b>colony with built up area upto 50% but more than 25%</b>
iii.	<b>C</b>	<b>colony with built up area upto 75% but more than 50%</b>
iv.	<b>D</b>	<b>colony with built up area upto 100% but more than 75%</b>

- Note:** (a) Categories with built up area upto 50% would have opportunity to improve their current layout w.r.t. Right of Way (ROW), open space, commercial component, sewerage treatment plant, tube-well, community halls etc.
- (b) All existing built up plots in all categories of colony shall be frozen to their present status of construction.
- (c) All un-built plots in all categories of colony shall be demarcated subject to provision of space for water works, sewerage treatment plant public utilities etc. as per following norms:

Sr. No.	Utility	Minimum Area required (in sq. Metrs)
i.	Tube Well	100
ii.	Sewerage Treatment Plant (STP)	
	Upto 10 acres	150
	10 to 15 acres	200
	15 to 25 acres	300
	Above 25 acres	500
iii.	Site for any other utility for 20 acres and above	100

**(i) Category A - colony with built up area upto 25%:**

- (a) All un-built plots shall be subject to widening of road/street, space for parks/amenities, water works and community building etc. if required.
- (b) 35% of the colony area shall be kept under roads, parks, etc.
- (c) No road shall be of less than 9 metres width.
- (d) The width of approach road to the colony shall not be less than 9 metres.
- (e) The area under parks and open space shall not be less than 5%.
- (f) The commercial component shall be limited to 4%.
- (g) For the colony having area of 20 acres and above, 500 sqm land shall be kept for provision of community building.

**(ii) Category B – colony with built up area upto 50% but more than 25%:**

- (a) All un-built plots shall be demarcated for widening of road/street, space for parks/amenities, water works, community building etc. if required.
- (b) There shall be no restriction on saleable area.
- (c) No road shall be less than 6 meters width.
- (d) The width of approach road to the colony shall not be less than 9 meters.

- (e) Area under parks shall not be less than 3%.
  - (f) The commercial component shall be limited to 4%.
  - (g) For the colony having area of 20 acres and above, 500 sqm land shall be kept for provision of community building.
- (iii) Category C – colony with built up area upto 75% but more than 50%:**
- (a) There shall be no restriction on saleable area.
  - (b) No road shall be of less than 6 metres width. In case the road width is less than 6 meters then the plot holders shall leave land strip from their plots to maintain minimum street width to 6 meters.
  - (c) There shall be no minimum norm for approach road to the colony.
  - (d) The commercial component shall be limited to 4%.
- (iv) Category D – colony with built up area upto 100% but more than 75%:**
- (a) There shall be no restriction on saleable area.
  - (b) There shall be no minimum norm for approach road to the colony.
  - (c) The developer/RWA shall ensure No Objection Certificate (NOC) from the concerned Fire Officer.
  - (d) The developer/RWA shall ensure fire hydrants at appropriate locations and as directed by the concerned Fire Officer.
  - (e) The commercial component shall be limited to 4%.
- 5. Procedure for declaring area/colony as Civic Amenities and Infrastructure Deficient Area :**
- 5.1 Submission of application:** An application for declaring the area/colony as civic amenities and infrastructure deficient area shall be submitted by the developer or by the residents welfare association/co-operative society of the colony (here in after referred to as applicant) along with layout plan superimposed on khasra details with the documents mentioned in sub clause 5.2 below to the development agency.
- 5.2 List of Documents to be submitted:**
- (a) (i) **in case applicant is a developer:** proof of ownership viz, registered sale deeds or sale agreements on stamp paper/power of attorney, fard jamabandi of the time when such colony was sold/developed, the present jamabandi and the list of plot holders alongwith proof of ownership.
  - (ii) **in case applicant is a residents welfare association or cooperative society:** Registration certificate of RWA under the Haryana Registration and Regulation of Societies Act, 2012 of cooperative society under the Haryana Co-Operative Societies Act, 1984, registered sale deeds or sale agreements on stamp paper/power of attorney, and any other documents which the competent authority may require.
  - (b) Besides this, the following documents shall also be submitted along with the application:
    - (i) Survey plan of unauthorized/illegal colony. The survey plan should be super imposed on the shajra plan and satellite imagery of the area indicating name of the revenue estates. A soft copy of AutoCAD drawing may also be submitted.
    - (ii) Development Plan and satellite imagery of the town showing location of the colony.
    - (iii) Extent of area in acre along with khasra number clearly indicating the boundary of the colony with dimensions and use of the plots. The boundary of the colony should be contiguous.
    - (iv) Existing street pattern of the colony along with width of each street.
    - (v) Layout plan showing total number of plots with plot number, sold, unsold, built-up/vacant plots, existing community sites i.e. park, school, dispensary, temple, community centre etc. high tension line/gas pipelines, if any passing through the colony, location of government land, if any falling within the colony, with dimensions;
    - (vi) Service plan showing exiting services (if any) i.e. road, water supply line, drainage, electricity lines, street lights, sewerage etc.
    - (vii) The documents should be supplied in one soft copy and two hard copies of each colony.
    - (viii) The boundary of the colony shall be prepared such that:

- a. The area measuring more than 1000 sqm., if lying vacant within the colony, shall not be included.
- b. The part of colony falling within road, green belt, restricted belt along scheduled road, shall not be included.
- (ix) The plots under industrial unit, warehouse, shop/showroom/retail-outlet commercial building, mall, multiplex, hotel banquet hall etc. shall be properly shown in the layout and shall not be included in the boundary of the colony.
- (x) The applicant shall give an undertaking to pay development charges, regularization charges and any other charges levied under this policy;

### 5.3 Scrutiny of application:-

- (i) The application received by Development Agency shall be circulated to all the members of District Level Scrutiny Committee (DLSC) within a week;
- (ii) The received applications shall be scrutinize by the following District Level Scrutiny Committee (DLSC).

Sr. No.	Name of Officer	Designation in the DLSC
i.	Deputy Commissioner	Chairman
ii.	District Town Planner	Member (Convener)
iii.	Chief Executive Officer, Zila Parishad	Member
iv.	District Development and Panchayat Officer	Member
v.	Executive Engineer, PWD (B&R)	Member
vi.	Executive Engineer, PHED	Member
vii.	District Fire Officer	Member
viii.	Executive Engineer, Panchayati Raj	Member
ix.	Tehsildar in O/o Deputy Commissioner	Member

- (iii) The committee shall meet in the presence of the applicant periodically and if any discrepancy is found in the documents, it shall be conveyed to the applicant within three months from the date of receiving of application;
- (iv) The applicant shall submit the required documents within one month;
- (v) After receiving all documents from applicant and scrutiny by DLSC, the Chairman of the Committee shall forward the application to Divisional Commissioner concerned alongwith recommendation on each proposal.
- (vi) The concerned Divisional Commissioner, if not satisfied with the proposal, shall reject/dispose of the application duly recording the reasons in writing within one month of receiving the proposal/recommendation from the Deputy Commissioner.
- (vii) The concerned Divisional Commissioner after receipt of the proposal, if satisfied, shall grant the in-principle approval and convey the same to the Deputy Commissioner concerned.
- (viii) After obtaining the in-principle approval from the Divisional Commissioner, the Deputy Commissioner will issue demand notice to the applicant to deposit within a period of three months, the development and regularization charges & fulfill the terms and conditions imposed in the in principle approval.
- (ix) The applicant is required to make the compliance of the demand notice within the stipulated time period otherwise the application shall deemed to be cancelled.

Provided that in case the applicant seeks any relaxation in any of the conditions of the demand notice, the Chairman of the scrutiny committee may refer the matter to the committee constituted under clause 11 of the policy for its clear recommendation.

- (x) After receipt of recommendation of the committee constituted under clause 11 or compliance of demand notice within stipulated time by the applicant, the Deputy Commissioner shall forward the proposal to the Divisional Commissioner alongwith the draft notification in Hindi and English for notification of the area/colony as civic amenities and infrastructure deficient area in



the official gazette, who will forward the proposal alongwith recommendations to Director to get the area notified as 'declared area' in the official gazette.

**6. Development & regularization fee/charges to be demanded in the demand notice:**

- (i) The lump sum charges as development charges for provision of essential services for built up area shall be demanded at the rate of 5% of the collector rate and for vacant area at the rate of 10% of the collector rate of that area or as decided by the Govt. from time to time.
- (ii) Only on receipt of full and final payment, the Deputy Commissioner shall forward the compliance report (of the demand notices) to the Divisional Commissioner alongwith the draft notification in Hindi and English for notification of the colony/area as civic amenities and infrastructure deficient area in the official gazette.

**7. Condition to declare area/colony as Civic Amenities and Infrastructure Deficient Area:-**

- (i) That the area under roads, open spaces, parks and other utilities shall be transferred in the name of the concerned development agency/government.
- (ii) The Development Agency shall carry out the development works out of the funds collected from the residents/RWA/developer of the colony. However, in case of insufficient funds, the Development Agency/Government may contribute the remaining amount to be incurred for completion of the development works.
- (iii) The maintenance of the area shall be the responsibility of the residents welfare association or by the developer till the time residents welfare association comes in operation. The concerned Development Agency shall not be responsible to maintain these areas.
- (iv) In case public water supply and sewerage system is available around the applied area then the Development Agency may consider to relax the condition of providing sites for sewerage treatment plant and water works subject to the condition that the applicant shall pay the proportionate charges for the same on pro rata basis as decided by the Development Agency. A common sewerage treatment plant/ water work site may also be considered for group of nearby colonies/ areas declare as civic amenities and infrastructure deficient area with the technical advice of the concerned Superintending Engineer, PHED based on requirement and other technical norms.
- (v) The declaration of colony / area as civic amenities and infrastructure deficient area will be subject to the outcome of decision regarding pending cases, if any, in any Court of Law
- (vi) The Deputy Commissioners shall be responsible to ensure the proper and timely implementation of this policy in their respective areas.
- (vii) No unauthorized colony which is developed on or after enactment of this policy will be declared as civic amenities and infrastructure deficient area.
- (viii) The civil/criminal action by the Competent Authority against the applied area shall be kept in abeyance upon receipt of application under this policy and shall be withdrawn by the Competent Authority after notification of the declared area. If the applicant does not get declared his area/colony as civic amenities and infrastructure deficient Area within the validity period of this policy, the competent Authority shall initiate prosecution proceedings as per provisions of the Act/Rules. On expiry period of this policy, the District Level Scrutiny Committee shall identify the developer / RWA/Co-operative society who have not applied within stipulated period and will submit the report to the competent authority for taking action as per law against these colonies/defaulters.
- (ix) The colony / area declared as civic amenities and infrastructure deficient area under this policy shall have to get registered under the Real Estate (Regulation and Development) Act, 2016 (Central Act of 2016) with the Real Estate Regulatory Authority if applicable.
- (x) The Development Agency, after notification of area as 'declared area' under section 3 of the Act 5 of 2022 shall send a list of area/ colonies declared as civic amenities and infrastructure deficient areas along with the layout plan to the sub-registrar to allow the registration of sale deeds in the declared area. The sub-registrar shall allow the sale deeds as per the layout plan.

**8. Consequences for non- submission of application for declaration of area as Civic Amenities and Infrastructure Deficient Area:**

- (i) Such colonies shall remain as unauthorized / illegal and offence shall be treated as continuing offence. The competent authority shall take action against such areas/colonies as per provisions of relevant Act/Rules.

- (ii) No connection for water supply and other services like sewerage, drainage, electricity etc. shall be provided in such area/colony;
  - (iii) No sub-registrar shall register sale deed or any other document regarding sale of land or plots or buildings falling under such unauthorized colonies.
  - (iv) No building plan of any plot in such unauthorized colonies shall be approved by any authority.
  - (v) Other enforcement actions including demolition of the unauthorized/unapproved building, if any, falling under such colony may be taken as per law.
- 9. Procedure for regularization of plot by each plot owner in the notified declared area:**
- (i) Each plot owner under section 6 of the Haryana Management of Civic Amenities and Infrastructure Deficient Areas Outside Municipal Area (Special Provisions) Act, 2021 i.e. Act No. 5 of 2022 is entitled for regularization of his unauthorized construction subject to the payment of composition charges prescribed by the govt. in Town and Country Planning Department from time to time and is entitled to get the building plans approved. The competent authority at district level will regularize/compound the unauthorized construction and approve the building plans.
  - (ii) The building plan will be approved by the concerned authority as per provisions of the HBC 2017.
  - (iii) The plots should be as per the layout submitted by the colonizer at the time of the submission of application to declare his area as civic amenities and infrastructure deficient areas.
- 10. Maintenance of a separate account:** A separate account shall be maintained by Development Agency for each colony/ area and the funds collected shall be utilized for providing essential services in the declared area.
- 11. Special Dispensation:** In case the Government feels that any clause/provision of this policy causes any hardship in implementation of this policy in any particular case, it may relax any of the provisions on the recommendations of a committee constituted and notified for this specific purpose.

DEVENDER SINGH,  
Additional Chief Secretary to Government Haryana,  
Town and Country Planning Department.

To

All Deputy Commissioners of the State.

Memo No. Misc-632/STP (E&V)/2023/9715

Dated: 06.04.2023

**Subject:- Instructions with regard to relaxations in the clauses of policy for the provision of the essential services and civic amenities in infrastructure deficient areas outside municipal area in the State of Haryana.**

In continuation of the policy issued vide memo no. No. Misc-632 STP (E&V)/2022/507 dated 19.07.2022, The above referred policy was issued for making provision of essential services and civic amenities infrastructure deficit areas outside municipal areas in the State of Haryana and for regularization of unauthorized colonies/development/buildings outside municipal areas. Clause 11 of the policy provides special dispensation. In case the Govt. feels that any clause/provision of the policy causes any hardship in implementation of the policy in any particular case, it may relax any of the provisions on the recommendation of a Committee constituted and notified for this specific purpose. The Government vide memo no. Misc-632/STP(E&V)/2022/709 dated 04.10.2022 has constituted the said committee. Now the Govt. has felt that many of the clauses/parameters of the policy dated 19.07.2022 are creating hardship in implementation of this policy. Accordingly, the Govt. on the recommendation of the above said committee, has approved following relaxation in various clauses of the policy:-

Clause 2(xii): The definition of the word "sold" shall be considered as 'both registered sale deed or registered agreement to sell executed before 1<sup>st</sup> July, 2022'.

Clause 3.1 Area norms: Minimum area norms for all category of colonies shall be 2 acres in respect of stand-alone colonies as per the existing situation. However, where the colony is contiguous to any other bigger colony which is authorized/licenced/regularized or being considered under policy provisions dated 19.07.2022 and has approach road as per norms, no minimum area norms shall be applicable.

Clause 3.4(i) Submission of applications:

- Applications shall be submitted with DTP-cum-Member Secretary (Convener) who shall comprehensively place such applications before DLSC.

- Time limit for submission of applications:- The time limit for submission of applications is extended for further 6 months i.e. upto 14.07.2023.
- Applications under the said policy can be submitted by either registered RWA or developer or group of 5 members of colony who may at later stage register the society under relevant provisions.

Clause 4.0 Norms and Categorization of Civic Amenities and Infrastructure

Deficient Areas based on the extent of existing built-up area: Minimum approach norms of 6 mtrs and minimum width of internal roads as 3 mtrs shall be considered for 'A' & 'B' category of colonies. Further, for colonies falling under category 'C', it is decided to consider applications with any width of main approach road with minimum width of internal roads as 3 mtrs or above.

- Percentage of commercial component: In case of existing colonies where more than 4% of commercial component stands already developed on ground/allotted/registered for commercial purpose, such commercial component may be considered with any nature of commercial activity like; shops, kiosks, booths etc. However, the charges to be levied on the commercial component exceeding 4% limit shall be three times of the charges applicable for the residential area.
- Provision of parks and Community Building upto 500 sqm: In order to create better environment in such colonies, it will be upto DLSC to look into any possibility of creation of such parks/open spaces and community buildings upto 500 sqm (colonies with area more than 20 acres). However, the DLSC can insist upon atleast in those colonies where any unsold area is available which is owned by developer.
- Fire Norms: Regarding fire norms, the necessary arrangement shall be got ensured by the developer/RWA in consultation with the Fire Department in writing and the concerned developer/RWA shall send intimation to the concerned Deputy Commissioner and District Town Planner-cum-Member Secretary (Convenor).

Clause 5.2(b)(ix): The plots under industrial unit, warehouse, mall, multiplex, hotel & banquet hall etc. shall be properly shown in the layout plan and shall be excluded while considering the cases under the policy provisions.

Clause 5.3: Scrutiny of applications: The cases shall now be considered by chairman of DLSC as final authority. However, in case any relaxation is

required even after considering relaxations mentioned in the present instructions, the chairman may recommend to the committee constituted under clause 11 of policy dated 19.07.2022.

Clause 6.0: Payment of Development Charges: The rates mentioned in the policy instructions dated 19.07.2022 shall now be considered as @ 8% of collector rate for vacant areas instead of 10% and @ 5% collector rate for built-up areas. However, the collector rate for this purpose shall be considered for the agriculture land situated in residential zone of the development plan. Further, these rates shall be 3 times for the commercial component exceeding 4% limit.

Further, the payment of applicable development charges shall be linked with approvals granted from time to time to the plot owners such as approval of building plans, sale/purchase etc. and be mentioned while grant of in-principle approval.

Henceforth, the above instructions/ relaxation in policy dated 19.07.2022 shall be considered while examining the cases.

Sd/-  
(Arun Kumar Gupta)  
Additional Chief Secretary to Govt. Haryana,  
Town and Country Planning Department.

Endst No: Misc-632/STP (E&V)/2023/9716

Dated: 06.04.2023

A copy is forwarded to Divisional Commissioners of the State for information please.

(R.S Batth)  
District Town Planner (HQ)  
Town and Country Planning Department  
Haryana, Chandigarh

Endst No: Misc-632/STP (E&V)/2023/9717

Dated: 06.04.2023

A copy is forwarded to all Senior Town Planners and District Town Planners in the State for information and further necessary action in the matter, please.

(R.S Batth)  
District Town Planner (HQ)  
Town and Country Planning Department  
Haryana, Chandigarh