**EXECUTIVE SUMMARY**

**\*98 Shortcoming in NDC Portal.**

1. The department of Urban Local Bodies has developed a system for the generation of No Dues Certificate (NDC) through the online Portal (<https://property.ulbharyana.gov.in>) which is duly integrated with Web-HALRIS portal of the Department of Revenue & Disaster Management to provide a seamless mechanism with the provision of citizen interface by virtue of which citizen can clear the municipal dues such as property tax, fire tax, development charges, user charges etc. before execution of any registration of a property. No Dues Certificate was launched by the Department in August, 2020. The total number of No Dues Certificates generated during the current Financial Year 2023-24 from 1st April, 2023 to 15th February, 2024 is 4,19,097.

**NOTE FOR THE PAD**

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3. The Department of Urban Local Bodies also observed that illegal colonies are mushrooming and municipalities are facing difficulties in collection of property taxes, development charges and other fees/charges.
4. In view of the above, the Department of Urban Local Bodies inserted section 96A of Haryana Municipal Corporation Act, 1994 and section 99A of Haryana Municipal Act, 1973 by making amendments in both these Acts on 22.03.2021. The relevant part of it is reproduced below:

* Haryana Municipal Corporation Act, 1994:

*“96A. Issue of no dues certificate for registration of certain documents.– A document in respect of sale, transfer, lease, gift or alienation, in any manner, of any lands or buildings, situated in a municipal area, which is required to be registered under section 17 of the Registration Act, 1908 (Central Act 16 of 1908), shall not be registered unless the said document is accompanied with a no dues certificate issued by the Commissioner which shall remain valid for a period of three months or for such other time period, as may be specified by the Government, from time to time, certifying that all municipal dues including rents, taxes, cesses, charges, fees, fines and penalties in respect of such lands and/or buildings as mentioned in the document, payable or recoverable under this Act or the rules, bye-laws or regulations made thereunder, have been fully paid:*

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   1. Citizen can pay the dues online.
   2. Can generate the No dues Certificate directly from the Portal itself without visiting the municipal office.
   3. Citizen can self-certify their properties and can raise online objection for any correction in the property details, dues or status of property (Approved/Unapproved).
   4. Municipalities process all the objections online through the No Dues Certificate Portal only.
   5. An online mechanism for requesting creation of new Property ID is also provided on the No Dues Certificate Portal.
   6. The Help Manuals for all the processes on the Property Tax Dues Payment & No Dues Certificate Management System are available on the portal for the citizen’s reference.
2. The Total number of No Dues Certificates generated during the current Financial Year 2023-24 from 1st April, 2023 to 15th February, 2024 is 4,19,097.
3. For the portal, data of properties along with all the municipal dues such as property tax, fire tax, development charges, user charges, Area of Authority (i.e., TCPD, HSIIDC, HSVP, Housing Board, etc.), Status of Properties (Approved/Unapproved), Property Category (Residential/ Commercial/ Industrial/ Institutional etc.) was prepared by the respective municipalities and was uploaded on the Property Tax Dues Payment & No Dues Certificate Management System.
4. The department aimed to have online mechanism whereby citizen can raise any objection/claim in case of any grievances regarding the details of the property or any dues prevailing and the concerned municipality shall resolve it online which shall be updated automatically on the portal. Once citizen pay the all dues, No Dues Certificate is generated automatically on the Portal. Following is the status of objections received and disposed since 1st April, 2023 to 15th February, 2024:

|  |  |  |
| --- | --- | --- |
| Details | Total  Objections | No. of Properties on which objections have been received |
| Total objections received by municipalities | 13,21,745 | 5,44,925 |
| Total Approved | 10,97,642 | 4,22,929 |
| Total Rejected | 1,26,190 | 66,129 |
| Total Pending | 97,913 | 55,867 |
| * Pending with Municipalities | 16,129 | 8,785 |
| * Pending with Citizens | 81,784 | 47,082 |

1. Ministry of Housing and Urban Affairs has given directions to all the States need to create an integrated digital property taxation record on a GIS based Platform. Haryana is one of the State in the country to conduct this exercise of mapping all properties records on single integrated digital platform. Government of India has also given sanction of Rs. 150.00 Crore to the State of Haryana under the scheme for special assistance to States for capital investment for 2023-24-capital projects under PART-IV of the scheme.
2. A similar question was asked during the assembly session of December, 2023 by Hon’ble MLA Naraingarh, Smt. SHALLEY CHAUDHRY. The details of the question & the reply are attached at **Annexure-A.**

**iSM ds fy, uksV**

**\*98 Jh vfer flgkx ¼Mcokyh½%**

1- 'kgjh LFkkuh; fudk; foHkkx ds ikl v‚uykbu iksVZy (<https://property.ulbharyana.gov.in>) ds ekè;e ls \*uks Mîwt lfVZfQdsV (NDC)’ tkjh djus ds fy, ,d flLVe gS tks jktLo ,oa vkink izca/ku foHkkx ds osc&gSyfjl iksVZy ds lkFk fofèkor ,dh—r gSA

2- jktLo ,oa vkink çcaèku foHkkx ds i= la- 8630&,lVhvkj&1&2020@4541 fnukad 21-07-2020 }kjk iathdj.k vfèkfu;e] 1908 ¼16 ds 1908½ ds rgr LFkkukarj.k foys[kksa ds iathdj.k dks jksdus ds lacaèk esa funZs'k tkjh fd, x, gSaA

3- 'kgjh LFkkuh; fudk; foHkkx us ;g Hkh ns[kk fd voSèk d‚yksfu;ka rsth ls c<+ jgh gSa vkSj ikfydkvksa dks laifÙk dj] fodkl izHkkj vkSj vU; “kqYd@izHkkj laxzg djus esa dfBukb;ksa dk lkeuk djuk iM+ jgk gSA

4- mijksä dks è;ku esa j[krs gq, 'kgjh LFkkuh; fudk; foHkkx us gfj;k.kk uxj fuxe vfèkfu;e] 1994 esa èkkjk 96d vkSj gfj;k.kk uxjikfydk vfèkfu;e] 1973 esa èkkjk 99d dks fnukad 22-03-2021 dks 'kkfey fd;k gSA bldk çklafxd Hkkx uhps iqu:i çLrqr fd;k x;k gS %

* gfj;k.kk uxj fuxe vfèkfu;e] 1994%

*\*\*96d dfri; nLrkostksa ds iathdj.k ds fy, csckdh izek.ki= tkjh djuk-& uxjikfydk {ks= esa fLFkr fdUgha Hkwfe;ksa ;k Hkouksa dk fdlh jhfr esa fodz;] vUrj.k] iV~~Vk] migkj ;k vU;ladzke.k ds laca/k esa dksbZ nLrkost tks jftLVªhdj.k vf/kfu;e] 1908 ¼1908 dk dsUnzh; vf/kfu;e 16½ dh /kkjk 17 ds v/khu iathd``r fd;k tkuk visf{kr gS] rc rd iathd`r ugha fd;k tk,xk tc rd mDr nLrkost vk;qDr }kjk tkjh fd, x, csckdh izek.ki= ds lkFk u gks] tks rhu ekl dh vof/k ds fy, ;k ,slh vU; le;kof/k] tks ljdkj }kjk] lEk;&le; ij] ;g izekf.kr djrs gq, fd bl vf/kfu;e ;k blds v/khu cuk, x, fu;eksa] mi&fof/k;ksa ;k fofu;eksa ds v/khu Hkqxrku;ksX; ;k olwyh;ksX;] nLrkost esa ;Fkk of.kZr ,slh Hkwfe;ksa rFkk@;k Hkouksa ds lEca/k esa fdjk;ksa] djksa] midjksa] izHkkjksa] Qhlksa] tqekZuksa rFkk 'kkfLr;ksa lfgr lHkh uxjikfydk ns;ksa dk iw.kZ :i ls Hkqxrku dj fn;k x;k gS] fofufnZ"V dh tk,] ds fy, oS/k jgsxk%*

*ijUrq ljdkj vkns'k }kjk ,slh Hkwfe;ksa] ;k Hkouksa tks vf/kfu;e dh /kkjk 3 ds v/khu tkjh dh xbZ vf/klwpuk ds ifj.kkeLo:i uxjikfydk {ks= esa izFke ckj ;k u, fljs ls vk, gSa] dks] ,slh vof/k] tks ljdkj mfpr le>s] ds fy, bl /kkjk dh vis{kkvksa ls iw.kZr% ;k Hkkxr% NwV ns ldrh gSA*

* *gfj;k.kk uxjikfydk vfèkfu;e] 1973%*

*\*\*96d dfri; nLrkostksa ds iathdj.k ds fy, csckdh izek.k&i= tkjh djuk-&uxjikfydk {ks=] esa fLFkr fdUgha Hkwfe;ksa ;k Hkouksa dk fdlh jhfr esa fodz;] vUrj.k] iV~~Vk] migkj ;k vU;ladkze.k ds laca/k esa dksbZ nLrkost tks jftLVªhdj.k vf/kfu;e] 1908 ¼1908 dk dsUnzh; vf/kfu;e 16½ dh /kkjk 17 ds v/khu iathd``r fd;k tkuk visf{kr gS] rc rd iathd`r ugha fd;k tk,xk tc rd mDr nLrkost jkT; ljdkj }kjk ;Fkk fofufnZ"V izkf/kdkjh }kjk tkjh fd, x, csckdh izek.k&i= ds lkFk u gks] tks rhu ekl dh vof/k ds fy, ;k ,slh vU; le;kof/k] tks jkT; ljdkj }kjk] lEk;&le; ij ;g izekf.kr djrs gq, fd bl vf/kfu;e ;k blds v/khu cuk, x, fu;eksa] mi fof/k;ksa ;k fofu;eksa ds v/khu Hkqxrku;ksX; ;k olwyh;ksX;] nLrkost esa ;Fkk of.kZr ,slh Hkwfe;ksa rFkk@;k Hkouksa ds lEca/k esa fdjk;ksa] djksa] midjksa] izHkkjksa] Qhlksa] tqekZuksa rFkk 'kkfLr;ksa lfgr lHkh uxjikfydk ns;ksa dk iw.kZ :i ls Hkqxrku dj fn;k x;k gS] fofufnZ"V dh tk,] ds fy, oS/k jgsxk%*

*ijUrq jkT; ljdkj vkns'k }kjk ,slh Hkwfe;ksa] ;k Hkouksa tks vf/kfu;e dh /kkjk 3 rFkk 4 ds v/khu tkjh dh xbZ vf/klwpuk ds ifj.kkeLo:i uxjikfydk {ks= esa izFke ckj ;k u, fljs ls vk, gSa] dks] ,slh vof/k] tks jkT; ljdkj mfpr le>s] ds fy, bl /kkjk dh vis{kkvksa ls iw.kZr% ;k Hkkxr% NwV ns ldrh gSA\*\**

5- 'kgjh LFkkuh; fudk; foHkkx ds ikl v‚uykbu iksVZy (<https://property.ulbharyana.gov.in>) ds ekè;e ls \*uks Mîwt lfVZfQdsV **¼NDC½\*** tkjh djus ds fy, ,d ç.kkyh gS] tks fd jktLo foHkkx ds osc&gsyfjl iksVZy ds lkFk fofèkor :i ls ,dh—r gSA ukxfjd baVjQ+sl ds çkoèkku ds lkFk fuckZèk ra= ftlds vkèkkj ij ukxfjd fdlh laifÙk ds fdlh Hkh iathdj.k ds fu"iknu ls igys laifÙk dj] vfXu dj] fodkl 'kqYd] mi;ksxdrkZ 'kqYd vkfn tSls ikfydk cdk;k dks vnk dj ldrs gSaA 'kgjh LFkkuh; fudk; foHkkx }kjk vxLr] 2020 esa uks Mîwt lfVZfQdsV **(NDC)** iksVZy y‚Up fd;k x;k FkkA iksVZy dh laf{kIr fo'ks"krk,a fuEufyf[kr gSa:

d½ ukxfjd cdk;k jkf'k dk Hkqxrku v‚uykbu dj ldrs gSaA

[k½ ikfydk dk;kZy; esa vk, fcuk lhèks iksVZy ls gh uks Mîwt lfVZfQdsV çek.ki= dks izkIr dj ldrs gSaA

x½ ukxfjd viuh laifÙk;ksa dks Lo&çekf.kr dj ldrs gSa vkSj laifÙk ds fooj.k] ns; jkf'k ;k laifÙk dh fLFkfr ¼Loh—r@vLoh—r½ esa fdlh Hkh lqèkkj ds fy, v‚uykbu vkifÙk mBk ldrs gSaA

?k½ ikfydk,a lHkh vkifÙk;ksa dks dsoy uks Mîwt lfVZfQdsV iksVZy ds ekè;e ls v‚uykbu lapkfyr djrh gSaA

³½ uks Mîwt lfVZfQdsV iksVZy ij ubZ laifÙk vkbZ0Mh0 ds fuekZ.k dk vuqjksèk djus ds fy, ,d v‚uykbu ra= Hkh çnku fd;k x;k gSaA

p½ laifÙk dj cdk;k Hkqxrku vkSj uks Mîwt çek.k i= çca/ku ç.kkyh ij lHkh çfØ;kvksa ds fy, lgk;rk eSuqvy ukxfjdksa ds lanHkZ ds fy, iksVZy ij miyC/k gSaA

6- pkyw foÙkh; o"kZ 2023&24 ds nkSjku 1 vçSy] 2023 ls 15 Qjojh] 2024 rd tkjh gq,s uks Mîwt çek.k i=ksa dh dqy la[;k 4]19]097 gSA

7- iksVZy ds fy,] laifÙk dj] vfXu dj] fodkl 'kqYd] mi;ksxdrkZ 'kqYd] çkfèkdj.k ds {ks= ¼;kuh] Vh0lh0ih0Mh] ,p0,l0vkbZ0vkbZ0Mh0lh] “kgjh fodkl izkf/kdj.k] gkmflax cksMZ] vkfn½ tSls lHkh uxjikfydk cdk;k ds lkFk laifÙk;ksa dk MsVk] dh fLFkfr] laifÙk;ka ¼Loh—r@vLoh—r½] laifÙk Js.kh ¼vkoklh;@ okf.kfT;d@vkS|ksfxd@laLFkkxr vkfn½ lacafèkr ikfydkvksa }kjk rS;kj dh xbZ Fkh vkSj uks Mîwt lfVZfQdsV (NDC)iksVZy ij viyksM dh xbZ FkhA

8- foHkkx dk y{; v‚uykbu ra= gS ftlls ukxfjd laifÙk ds fooj.k ;k fdlh cdk;k jkf'k ds lacaèk esa fdlh Hkh f'kdk;r ds ekeys esa dksbZ vkifÙk@nkok dj ldrk gS vkSj lacafèkr ikfydk bls v‚uykbu gy djsxh tks iksVZy ij Lopkfyr :i ls viMsV gks tk,xhA ,d ckj tc ukxfjd cdk;k jkf'k dk Hkqxrku v‚uykbu djrk gS rks iksVZy ls uks Mîwt lfVZfQdsV Lor% tkjh gks tkrk gSA 1 vçSy] 2023 ls 15 Qjojh] 2024 rd çkIr vkifÙk;ksa o muds fu’iknu dh fLFkfr bl çdkj gS%

|  |  |  |
| --- | --- | --- |
| fooj.k | dqy vkifÙk;k¡ | laifÙk;ksa dh la[;k ftu ij vkifÙk;ka çkIr gks pqdh gSa |
| uxj ikfydkvksa dks çkIr dqy vkifÙk;k¡ | 13,21,745 | 5,44,925 |
| dqy Loh—r | 10,97,642 | 4,22,929 |
| dqy vLoh—r | 1,26,190 | 66,129 |
| dqy yafcr | 97,913 | 55,867 |
| • uxj ikfydkvksa ds ikl yafcr | 16,129 | 8,785 |
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9- vkokl vkSj 'kgjh ekeyksa ds ea=ky; us lHkh jkT;ksa dks thvkbZ,l vk/kkfjr IysVQ‚eZ ij ,dh—r fMftVy laifÙk dj fjd‚MZ cukus ds funsZ'k fn, gSaA ,dy ,dh—r fMftVy IysVQ‚eZ ij lHkh laifÙk;ksa ds fjd‚MZ dks eSi djus dh bl çfØ;k dks lapkfyr djus okyk gfj;k.kk ns'k dk ,d jkT; gSA Hkkjr ljdkj us Hkh gfj;k.kk dks 150-00 djksM+ #i;s dh eatwjh] jkT;ksa dks fo'ks"k lgk;rk ;kstuk ds fy, iwath fuos'k 2023&24&iwathxr ifj;kstukvksa ds Hkkx&IV ds rgr iznku dh gSA

10- blh rjg dk ,d ç'u fnlacj] 2023 ds fo/kkulHkk l= ds nkSjku ekuuh; fo/kk;d] ukjk;.kx<+ Jherh 'kSyh pkS/kjh }kjk iwNk x;k FkkA ç'u vkSj mÙkj dk fooj.k **vuqyXud&d** esa layXu gSA

**Annexure ‘A’**

**Issuance of No Dues Certificate**

**\*16 Smt. SHALLEY CHAUDHRY (Naraingarh):**

Will the Urban Local Bodies Minister be pleased to state:-

a) whether it is a fact that no dues certificate is not being issued by the Municipal Committee for selling or buying the houses in Naraingarh; and

b) if so, the reasons for not issuing no dues certificate togetherwith the details thereof?

**DR. KAMAL GUPTA, URBAN LOCAL BODIES MINISTER**

1. No sir. The total number of No Dues Certificate generated for the Municipal Committee, Naraingarh during the current financial year 2023-24 from 1st April to 5th December, 2023 is 926.
2. Does not arise in view of response to part (a).

**EXECUTIVE SUMMARY**

**\*16 Issuance of No Dues Certificate.**

1. The Department of Urban Local Bodies has developed a system for the generation of No Dues Certificate (NDC) through the online Portal (www.ulbhryndc.org) which is duly integrated with Web-HALRIS portal of Department of Revenue & Disaster Management to provide a seamless mechanism with the provision of citizen interface by virtue of which citizen can clear the municipal dues such as property tax, fire tax, development charges, user charges etc. before execution of any registration of a property. No Dues Certificate was launched by the Department in August, 2020. The total number of No Dues Certificates generated for MC, Naraingarh during the current F.Y. 2023-24 from 1st April, 2023 to 5th December, 2023 is 926and 3,27,517 are in all the remaining municipalities falling in the State of Haryana.

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*After section 96 of the principal Act, the following sections shall be inserted, namely:*

*“96A. Issue of no dues certificate for registration of certain documents.– A document in respect of sale, transfer, lease, gift or alienation, in any manner, of any lands or buildings, situated in a municipal area, which is required to be registered under section 17 of the Registration Act, 1908 (Central Act 16 of 1908), shall not be registered unless the said document is accompanied with a no dues certificate issued by the Commissioner which shall remain valid for a period of three months or for such other time period, as may be specified by the Government, from time to time, certifying that all municipal dues including rents, taxes, cesses, charges, fees, fines and penalties in respect of such lands and/or buildings as mentioned in the document, payable or recoverable under this Act or the rules, bye-laws or regulations made thereunder, have been fully paid:*

*Provided that the Government may by order, exempt, wholly or partly, such lands and buildings, which have fallen for the first time or have fallen afresh in the municipal area as a result of a notification issued under section 3 of the Act, from the requirements of this section, for such duration, as the Government may deem fit.”*

* Haryana Municipal Act, 1973:

*After section 99 of the principal Act, the following section shall be inserted, namely:–*

*“99A. Issue of no dues certificate for registration of certain documents.– A document in respect of sale, transfer, lease, gift or alienation, in any manner, of any land or building, situated in a municipal area, which is required to be registered under section 17 of the Registration Act, 1908 (Central Act 16 of 1908), shall not be registered unless the said document is accompanied with a no dues certificate issued by the authority as specified by the State Government, which shall remain valid for a period of three months or for such other time period, as may be specified by the State Government, from time to time, certifying that all municipal dues including rents, taxes, cesses, charges, fees, fines and penalties in respect of such lands and/or buildings as mentioned in the document, payable or recoverable under this Act or the rules, bye-laws or regulations made thereunder, have been fully paid:*

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   4. Municipalities **process all the objections online** through the No Dues Certificate Portal only.
   5. An online mechanism for requesting **creation of new Property ID** is also provided on the No Dues Certificate Portal.
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2. For the portal, data of properties along with all the municipal dues such as property tax, fire tax, development charges, user charges, Area of Authority (i.e., TCPD, HSIIDC, HUDA, Housing Board, etc.), Status of Properties (Approved/Unapproved), Property Category (Residential/Commercial/Industrial/ Institutional etc.) was prepared by the respective municipalities and was uploaded on the No Dues Certificate Portal.
3. The department aimed to have online mechanism whereby citizen can raise any objection/claim in case of any grievances regarding the details of the property or any dues prevailing and the concerned municipality shall resolve it online which shall be updated automatically on the portal. Once citizen provides or uploads the required documents, the No Dues Certificate is issued in timely manner.
4. The total recovery of all the dues via No Dues Certificate Portal of MC, Naraingarh from 01.04.2023 to 05.12.2023 is as follows:-

|  |  |
| --- | --- |
| **Type of Tax/Fee** | **Amount Collected**  **(In Lakhs)** |
| Property Tax | 35.97 |
| Fire Tax | 1.55 |
| Development Charges | 60.92 |
| Sewerage/Water Charges | 0 |
| Solid Waste Charges | 12.56 |
| Tatkal Fee | 0.53 |
| **Total** | 111.53 |

\*\*\*\*\*\*\*\*\*\*\*\*