

Order

Whereas the Govt. has regularized more than 600 colonies situated outside municipal areas under the provisions of Haryana Management of Civic Amenities and Infrastructure Deficient Areas Outside Municipal Area Act, 2021 (Act No. 5 of 2022). After the regularization, the sale/purchase and other approvals i.e. building plans, occupation certificate etc. are allowed in these colonies. For registration of plots/properties, the registering authorities would require no objection certificate from the Department. However, few issues have come into notice. The plot nos., dimensions of outer boundaries and land schedule (detail of area under each khasra no.) are not defined in most of the approved layout plans of the regularized colonies notified under the Act No. 5 of 2022, due to which there is a challenge in defining the area of the applicant vis-à-vis regularized area where the ownership of the applicant is in share and part of his ownership is covered under the regularized colony.

To overcome the issues regarding grant of No Objection Certificate in the regularized colonies by the field offices, the following measures shall be adopted by the DTPs in the field:-

- i. To demarcate the outer dimensions of the regularized colony on the approved layout plan.
- ii. To provide the land schedule (khasra wise details alongwith area) of the regularized colony
- iii. In cases, where the ownership of the applicant is in share and part of land falls in regularized colony, the position of the plot/land shall be demarcated on the ground as well as on the approved layout plan duly signed by the seller and the purchaser accompanied with an affidavit with regard to possession of the plot
- iv. A condition in this regard, while issuance of NOC in the cases as deliberated at Sr. No. iii above, may also be imposed that the NOC is being granted based upon the affidavit submitted by the seller and purchaser and site marked on the approved layout plan of the regularized colony, on the basis of possession (as disclosed by the seller and purchaser). In case, it is observed in future that the plot/land in question does not fall within the limit of regularized colony, the NOC issued in this regard shall be null and void.
- v. The NOC so granted shall also be uploaded on e-portal for 7A NOC for registration of sale deed.

The above instructions shall come into force with immediate effect.

(Amit Khatri, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh

Endst No.: Misc-632/PA (VA)/2024/16565

Dated: 06.06.2024

A copy is forwarded to the Chief Administrator, HSVP, Panchkula for the creation of 'Head for deposit of development charges' by respective plot owners, as prescribed under policy instructions dated 19.07.2022 and 06.04.2023.

(Sanjay Narang)
District Town Planner (HQ)
O/o Director, Town and Country Planning,
Haryana, Chandigarh.

Endst No.: Misc-632/PA (VA)/2024/16566-16569

Dated: 06.06.2024

A copy of these orders is forwarded to the following for information and necessary action:

1. All Deputy Commissioners in the State.
2. All Senior Town Planners of the State.
3. All District Town Planners of the State.
4. PM(IT) with the request to host on the website of the Department.

(Sanjay Narang)
District Town Planner (HQ)
O/o Director, Town and Country Planning,
Haryana, Chandigarh.