

PART I
LEGISLATIVE DEPARTMENT

Notification

The 20th March, 2006

No. Leg. 16/2006.—The following Act of the Legislature of the State of Haryana received the assent of the Governor of Haryana on the 12th January, 2006, and is hereby published for general information:—

HARYANA ACT NO. 15 OF 2006

**THE HARYANA DEVELOPMENT AND REGULATION OF URBAN
AREAS (AMENDMENT AND VALIDATION) ACT, 2005**

**AN
ACT**

*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 Fifty-sixth Year of the Republic of India as follows :—

Short title.

1. This Act may be called the Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act, 2005.

Amendment of
section 3 of
Haryana Act 8 of
1975.

2. In clause (a) of sub-section (3) of the Haryana Development and Regulation of Urban Areas Act, 1975 (hereinafter called the principal Act),—

(i) in sub-clause (v), for sign “:” existing at the end, the sign “,” shall be substituted;

(ii) after sub-clause (v), the following sub-clause shall be added, namely:—

“(vi) to fulfil such terms and conditions as may be specified by the Director at the time of grant of licence through bilateral agreement as may be prescribed.”.

Amendment of
section 24 of
Haryana Act 8 of
1975.

3. In section 24 of the principal Act,—

(i) for sub-section (1), the following sub-section shall be substituted, namely:—

“(1) The Government may, by notification in the Official Gazette, subject to the condition of previous publication, make rules for carrying out the purposes of this Act and may give them prospective or retrospective effect.”;

(ii) for sub-section (3), the following sub-section shall be substituted, namely :—

“(3) Every rule made under this Act shall be laid, as soon as may be, after it is made, before the House of the State Legislature, while it is in session.”.

Validation

4. Notwithstanding any judgment, decree or order of any court or tribunal or other authority to the contrary, any licence fee charged or purporting to have been charged as per the Haryana Development and Regulation of Urban Areas (Amendment) Rules, 2005, notified by the Haryana Government, Town and Country Planning Department, Notification No. DS-II-05/4737, dated the 23rd May, 2005, and the Schedule given below or any bilateral agreement executed with the Director or any undertaking obtained at the time of grant of licence or any action taken or things done or purporting to have been taken or done before the commencement of the Haryana Development and Regulation of Urban Areas

(Amendment and Validation) Act, 2005, shall be deemed to be as valid and effective as if such licence fee were charged in accordance with the provisions contained in the Schedule appended to the Haryana Development and Regulation of Urban Areas Rules, 1976 and any bilateral agreement were executed or undertaking were obtained in accordance with the provisions as amended and validated in exercise of the provisions contained in the Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act, 2005, and shall not be called in question in any court or tribunal or other authority and accordingly—

- (i) all acts, proceedings or things done or action taken by the Government or by any official of the Government or by any authority, in connection with the charging of licence fee, execution of bilateral agreement and obtaining of any undertaking, for all purposes be deemed to be and, to have always been done or taken in accordance with law;
- (ii) no suit or other proceedings shall be maintained or continued in any court or before any authority for the refund of any such licence fee so charged and for nullification of bilateral agreement executed and undertaking obtained; and

no court or authority shall enforce a decree or order directing the refund of any such licence fee so charged or for nullification of bilateral agreement or any undertaking obtained at the time of grant of licence:—

SCHEDULE

**Rates of licence fee per gross acre
(for colonies other than Industrial)**

A. Sr. No.	Name of the Town/Urban Area	Plotted Colony	Group Housing Colony	Commercial/ Office Complex in residential sector	Effective date
1	2	3	4	5	6
(i)	Gurgaon, Faridabad and Panchkula	Rs.1 lac	Rs.1.25 lac	(i) Rs. 50 lac for 2% sector area (ii) Rs.75 lac for 1% sector area (for 175 Floor Area Ratio) (iii) Rs.25 lac (for 100 and 150 Floor Area Ratio)	10th April, 2003
(ii)	Sonepat, Panipat, Manesar, Bahadurgarh	Rs.1 lac	Rs.1.25 lac	Rs.15 lac	
(iii)	Rest of the State	Rs. 0.25 lac	Rs. 0.30 lac	Rs.5 lac	

For Industrial Colonies

Sr.No.	Name of the town/urban area	Rate
1	2	3
(i)	Gurgaon Town, Gurgaon Block of Gurgaon District (except Manesar), Faridabad, Ballabhgarh and Ballabhgarh Block of Faridabad District	Rs. 0.50 lac
(ii)	Bahadurgarh, Kundli, Panipat Town and Industrial Model Township Manesar	Rs. 0.20 lac
(iii)	Remaining Towns of the State	Rs. 0.05 lac

**Rates of licence fee per gross acre
(for colonies other than Industrial)**

B. Sr. No.	Name of the Town/ Urban Area	Plotted Colony	Group Housing Colony	Commercial/ Office Complex in residential sector	Effective date
1	2	3	4	5	6
(i)	Gurgaon, Faridabad and Panchkula	Rs.1 lac	Rs.1.25 lac	(i) Rs. 50 lac for 2% sector area (ii) Rs.75 lac for 1% sector area (for 175 Floor Area Ratio)	22nd November, 2003
(ii)	Gurgaon-Mehrauli Schedule road	Rs.1 lac	Rs.1.25 lac	Rs.1.50 crore (for 175 Floor Area Ratio)	
(iii)	Sonepat, Panipat, Manesar, Bahadurgarh	Rs.1 lac	Rs.1.25 lac	Rs. 15 lac	
(iii)	Rest of the State	Rs. 0.25 lac	Rs. 0.30 lac	Rs. 5 lac	

For Industrial Colonies

Sr.No.	Name of the town/urban area	Rate
1	2	3
(i)	Gurgaon Town, Gurgaon Block of Gurgaon District (except Manesar), Faridabad, Ballabhgarh and Ballabhgarh Block of Faridabad District	Rs. 0.50 lac
(ii)	Bahadurgarh, Kundli, Panipat Town and Industrial Model Township Manesar	Rs. 0.20 lac
(iii)	Remaining Towns of the State	Rs. 0.05 lac

**Rates of licence fee per gross acre
(for colonies other than Industrial)**

Sr. No.	Name of the Town/Urban Area	Plotted Colony	Group Housing Colony	Commercial Office Complex in residential sector	Effective date
1	2	3	4	5	6
(i)	Gurgaon, Faridabad and Panchkula	Rs.1 lac	Rs.1.25 lac	(i) Rs. 1.00 crore (for 175 Floor Area Ratio)	19th May, 2004
(ii)	Gurgaon-Mehrauli Schedule road	Rs.1 lac	Rs.1.25 lac	Rs.1.50 crore (for 175 Floor Area Ratio)	
(iii)	Sonepat, Panipat, Manesar, Bahadurgarh	Rs.1 lac	Rs.1.25 lac	Rs.15 lac	
(iii)	Rest of the State	Rs. 0.25 lac	Rs. 0.30 lac	Rs. 5 lac	

For Industrial Colonies

Sr. No.	Name of the town/urban area	Rate
1	2	3
(i)	Gurgaon Town, Gurgaon Block of Gurgaon District (except Manesar), Faridabad, Ballabgarh and Ballabgarh Block of Faridabad District	Rs. 0.50 lac
(ii)	Bahadurgarh, Kundli, Panipat Town and Industrial Model Township Manesar	Rs. 0.20 lac
(iii)	Remaining Towns of the State	Rs. 0.05 lac

Repeal and
Saving.

5. (1) The Haryana Development and Regulation of Urban Areas (Amendment and Validation) Ordinance, 2005 (Haryana Ordinance No. 4 of 2005), is hereby repealed.

(2) Notwithstanding such repeal, anything done or any action taken under the principal Act, as amended by the said Ordinance, shall be deemed to have been done or taken under the principal Act, as amended by this Act.

R.S. MADAN,
Secretary to Government, Haryana,
Legislative Department.