

HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Notification

The 6th February, 2008

No. PA-2008/2977.-In exercise of the powers conferred by Sub-section (1) read with clause (f) of Sub-section (2) of Section 25 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), with reference to Haryana Government, Town and Country Planning Department, Notification No. PA-2007/28277, dated the 5th November, 2007, the Governor of Haryana hereby makes the following rules further to amend the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965, in their application to the State of Haryana, namely :—

1. (1) These rules may be called the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development (Haryana Amendment) Rules, 2008.

(2) They shall come into force with immediate effect.

2. In the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 (hereinafter called the said 'rules'), in rule 38, after clause (xxiv), the following clause shall be inserted, namely :—

‘(xxiv-a) “non-nuisance professional consultancy services” shall include Doctors (without nursing home), Lawyers, Tax Consultants, Architects (without studio), Contractor Consultants, Chartered Accountants, Company Secretaries, Property Consultants and Tourist Guides;’

3. In the said rules, in rule 49 under heading “SCHEDULE”,

(i) for sign “.” existing at the end, the sign “:” shall be substituted;

(ii) after the fifth proviso, the following proviso shall be added, namely :—

“Provided further that the 25% of the built up area of the building or upto 50 square meter, whichever is less, can be used for non-nuisance professional consultancy services, after getting permission from Director or any other officer authorised by him in writing. The applicant shall apply for specific use of consultancy services as mentioned in clause (xxiv-a) of rule 38, in form N-I along with fee as mentioned in Schedule IV-A. The permission shall be granted in form N-II”.

4. In the said rules. after Schedule IV, the following Schedule shall be added at the end, namely :—

“SCHEDULE IV-A”

(See rule 49 sixth proviso)

Rates of conversion of residential premises into non-nuisance professional services for 25% of the covered area of the premises or 50 square meter whichever is less.

Potential Zone	Hyper potential	High potential	Medium potential	Low potential
1	2	3	4	5
Name of controlled areas	Controlled areas forming part of the Development Plan Gurgaon-Manesar Urban Complex-2021	Controlled areas declared under Section 4 (1) (b) in Gurgaon District (excluding the controlled areas forming part of the Development Plan Gurgaon-Manesar Urban Complex-2021), including controlled areas around Sohna Town, controlled areas of Faridabad-Ballabgarh Complex, controlled area of Sonipat-Kundli Multifunctional Urban Complex, Panipat and periphery controlled area of Panchkula.	Controller areas around town i.e. Karnal, Kurukshetra, Ambala City, Ambala Cantt., Yamuna Nagar-Jagadhri, Bahadurgarh. Hisar, Rohtak, Rewari, Bawal, Dharuhera Complex, Gannaur, Palwal, Hodel, controlled areas declared under Section 4(1)(b) in Faridabad District, Oil Refinery Panipat (Beholi).	All the other controlled areas declared in the State.
	Rs. 0.60 Lac	Rs. 0.50 Lac	Rs. 0.30 Lac	Rs. 0.20 Lac”.

5. In the said rules, after Form M-VII, the following forms shall be added at the end, namely :—

“FORM—N-1

(See rule 49 sixth proviso)

Application form to be made for rendering non-nuisance professional consultancy.

To

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1. Name of the applicant.....
 2. Premises Number and size.....
 3. Name of colony/change of land use site.....
 4. Sector.....
 5. Detail of built up area.....
 6. Copy of approved building plan showing duly marked area upon which mixed land use is applicable.....
 7. Whether occupation certificate has been issued, if so, attested copy thereof to be attached.....
 8. Details of profession.....
 9. Details of anticipated visitors.....
 10. Working hours of consultancy.....
 11. Detail of fee....., Demand Draft Number....., Name of Bank.....
 12. Affidavit to the effect that he shall abide by all the terms and conditions, which shall be imposed by Director from time to time.

Place :

Date :

Signature of applicant.

FORM-N-II

(See rule 49 sixth proviso)

From

To

Memo Number

dated

Subject:- Permission to provide non-nuisance consultancy services in the residential premises.

This is with reference to your application dated.....

2. Permission is hereby granted to provide _____ services, within the premises of your land/house bearing number _____ sector _____ control area_____. The above permission shall be subject to the following terms and condition : —
- (1) You can use the premises of your house up to 25% of the covered area of the premises or 50 square meters, whichever is less than for the purpose.
 - (2) Total charges paid i.e. Rupees_____ is for a period of five years.
 - (3) Water, sewerage and electricity charges for such premises to the extent that is being used for non-residential use would be charged at commercial rates by the service providing agency.
 - (4) The permission given by Director shall be valid for a period of five years which may be renewed thereafter for a period of five years and further in block of five years on payment of renewal fee @ 10% of updated commercial charges.
 - (5) The owners of the premises where mixed land is used is permitted should accept any other condition such as restriction with respect of provision of parking advertisement etc.
 - (6) Director can withdraw the permission given for mixed land use at any point of time, if the percentage area permitted under mixed land use is found to exceed the stipulated limit or for any other reason in the public interest.
 - (7) That the permission shall also be governed by the provision of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963) and the rules framed thereunder and the Haryana Development and Regulation of Urban Areas Act, 1975 (8 of 1975) and the rules framed thereunder.
 - (8) That the owners of building shall not further sublet/lease out the premises for which permission is being granted.

Signatures of Permission Issuing Authority”.

D.S.DHESI,
Commissioner and Secretary to Government, Haryana,
Town and Country Planning Department.