

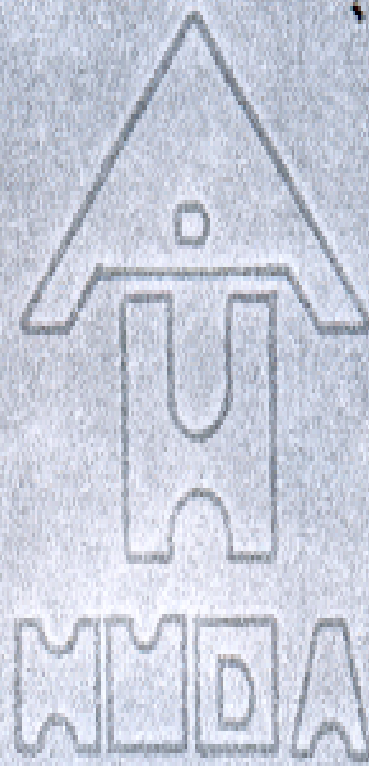
Haryana Urban Development Authority
(DISPOSAL OF LAND AND BUILDINGS)

REGULATION (WITH UP TO DATE AMENDMENT) 1982
Along with Notifications

**HARYANA URBAN DEVELOPMENT AUTHORITY (DISPOSAL OF
LAND AND BUILDINGS) REGULATIONS, 1982 ALONGWITH UP
DATED NOTIFICATIONS.**

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Haryana Urban Development Authority

(DISPOSAL OF LAND AND BUILDINGS)

REGULATIONS, (with up to date amendments) 1982

HARYANA URBAN DEVELOPMENT AUTHORITY,
CHANDIGARH

The 14th June 1978

No. Authority-A-13/10084.—In exercise of powers conferred by section 54 of the Haryana Urban Development Authority Act, 1977 (Haryana Act No. 13 of 1977) and all other powers enabling it in this behalf, the Haryana Urban Development Authority, with the previous approval of the Government of Haryana conveyed, —*vide* their memo. No. 1170-2TCP-14(2)78, dated 29th May, 1978, hereby makes the following regulations, namely :—

1. Short title and commencement. —These regulations may be called the Haryana Urban Development (Disposal of Land and Buildings) Regulations, 1978.

2. Definition.—In these regulations unless the context otherwise requires :—

- (a) "Act" means the Haryana Urban Development Authority Act, 1977;
- (b) "ADDITIONAL PRICE" and "ADDITIONAL PREMIUM" mean such sum of money as may be determined by the Chief Administrator in respect of the sale or lease of land or building by allotment, which may become payable by the transferee or lessee with respect of land or building sold or leased to him in a sector on account of the enhancement of compensation of any land or building in the same sector by the court on a reference made under section 18 of the Land Acquisition Act, 1894, and the amount of cost incurred in respect of such reference.

Explanation.—For the purpose of this Regulation, the expression "the Court" means the court as defined in clause (d) of section 3 of the Land Acquisition Act, 1894, and where an appeal is filed, the "Appellate Court";

- (c) "Obnoxious trade" shall be deemed to be carried on a land or in a building (erected on land allotted by the Authority) if the land or building is used for any of the following purposes:—
 - (i) melting tallow, dressing raw hides, boiling bones, offal or blood;
 - (ii) as a soap house, oil boiling house, dyeing house or tannery;
 - (iii) as a brick-field, brick-kiln, charcoal-kiln, pottery or lime-kiln or for stone crushing;
 - (iv) as any manufactory, engine house, store house or place of business from which offensive or unwholesome smells, gases, noises or smoke arise;
 - (v) as a yard or depot for trade in unslaked lime, hay straw, thatching grass, wood, charcoal or coal or other dangerously inflammable material;
 - (vi) as a store house for any explosive or for petroleum or any inflammable oil or spirit;
- (d) "Premium" means the amount paid or promised for the transfer of a right to enjoy land on leasehold basis under these regulations;
- (e) "Price" means the amount paid or promised for the transfer of immovable property on freehold basis;
- (f) "Schedule" means a schedule annexed to these regulations;
- (g) "Section" means section of the Act;

- (h) 'Sector' means an area of land which forms the unit for purposes of fixation of sale price/premium;
- (i) "Tentative price" or "tentative premium" means such price/premium as may be determined by the Authority in terms of Regulation 4 for disposal by allotment in which the cost of land included is based on the compensation awarded by the Collector under the Land Acquisition Act, but does not include any enhancement that may be awarded by the court on a reference made under section 18 of land Acquisition Act, 1894.

Explanation.—For the purpose of this Regulation, the expression "the Court" means the court as defined in clause (d) of section 3 of the Land Acquisition Act, 1894 and where an appeal is filed, the "appellate Court".

3. **Mode of disposal.**—Subject to any directions issued by the State Government under the Act and to the provisions of sub-section (5) of section 15 of the Act;—

- (a) the Authority may dispose of any land belonging to it in developed or an undeveloped form;
- (b) any land or building of the Authority may be disposed of by the Authority by way of sale or lease or exchange or by the creation of any easement right or privilege or otherwise;
- (c) the Authority may dispose of its land or building by way of sale or lease either by allotment or by auction, which may be by open bid or by inviting tenders.

SALE OR LEASE OF LAND/BUILDING

4. **Fixation of tentative price/premium.**—(1) The tentative price/premium for the disposal of land or building by the Authority shall be such as may be determined by the Authority taking into consideration the cost of land, estimated cost of development, cost of building and other direct and indirect charges, as may be determined by the Authority from time to time.

2. An extra 10% and 20% of the price/premium shall be payable for a "preferential" and "Special preferential" plots respectively.

5. **Procedure in case of sale or lease of land or building by allotment.**—(1) In the case of sale or lease of residential and industrial land or building by allotment, the intending purchaser shall make an application to the Estate Officer concerned in the prescribed form (annexed to these regulations) as given in forms 'A' and 'B' respectively.

(2) No application under sub-regulation (1) shall be valid unless it is accompanied by such amount as may be determined by the Authority which shall not be less than ten per cent of the price/premium in the form of a demand draft payable to the Estate Officer, and drawn on any scheduled bank situated at the local place of the Estate Officer concerned or any other such place as the Estate Officer may specify.

(3) In the case of residential plot/building when the application has been so tendered, the Estate Officer or such other officer as may be empowered, shall subject to such directions as may be issued by the Authority in this behalf, consider the applicant for allotment of a plot or building of the size applied for. The allotment may be on 'first come first served' basis or by draw of lots, as may be determined by the Authority and the successful applicant (s) shall be sent allotment letter in form 'C' or 'CI' by registered post; provided that for the purpose of proper planning and development of an urban estate, land or building may be reserved for groups or individuals or for persons practising any profession or carrying on any occupation, trade or business or for such other category of persons, Government Departments and Institutions, charitable institutions and other organisations of public welfare, as may be decided by the Authority from time to time.

(4) In the case of industrial land or building, allotment shall be made in accordance with the recommendations of the Directorate of Industries as to the genuineness of the party, priority of the industry, the area required for the industry etc.

(5) The applicant to whom the land/building has been allotted shall communicate his acceptance or refusal in writing within 30 days of the date of allotment, by registered post to the Estate Officer. In case of acceptance, the letter shall be accompanied by such amount as intimated to him in the allotment letter. In case of refusal, he shall be entitled to the refund of the money tendered with the application. In case he fails to either accept or refuse within the stipulated period, allotment shall be deemed to be cancelled and the deposit made under sub-regulation (2) may be forfeited to the Authority and the applicant shall have no claim for damages.

(6) The payment of balance of the price/premium shall be made, in the manner as may be communicated, either in lump sum or in such number of annual or half-yearly equal instalments not exceeding ten, as may be decided by the Authority from time to time. The amount of first instalment shall be payable within one year or six months from the date of allotment and the subsequent instalments shall similarly accrue every yearly/half-yearly on the due date, as the case may be.

(7) Each instalment would be recoverable together with interest on the balance price/premium, at the rate as may be decided by the Authority at the time of allotment. The interest shall, however, accrue from the date of offer of possession of land/building. No interest shall be payable if the whole of the balance price/premium is paid in full within sixty days of the offer of possession. If at any time the transferee opts to make the balance payment in full, he shall be entitled to do so and interest shall be charged on the balance amount only for the period from the date the last instalment was due to the date he makes full payment.

SALE/LEASE OF LAND/BUILDING BY AUCTION

6. **Sale or lease of land or building by auction.**—(1) In the case of sale or lease by auction, the price/premium to be charged shall be such reserve price/premium as may be determined taking into consideration the various factors as indicated in sub-regulation (1) of Regulation 4 or any higher amount determined as a result of bidding in open auction.

(2) 10 per cent of the highest bid shall be paid on the spot by the highest bidder in cash or by means of a demand draft in the manner specified in the sub-regulation (2) of Regulation 5. The successful bidder shall be issued allotment letter in form 'CC' or 'C-II' by registered post and another 15 per cent of the bid accepted shall be payable by the successful bidder, in the manner indicated, within 30 days of the date of allotment letter conveying acceptance of the bid by the Chief Administrator; failing which the 10 per cent amount already deposited shall stand forfeited to the Authority and the successful bidder shall have no claim to the land or building auctioned.

(3) The payment of balance of the price/premium, rate of interest chargeable and the recovery of interest shall be in the same manner as provided in sub-regulations (6) and (7) of Regulation 5.

(4) The general terms and conditions of the auction shall be such as may be framed by the Chief Administrator from time to time and announced to the public before auction on the spot.

COMMENCEMENT AND PERIOD OF LEASE

7. The lease shall commence from the date of allotment or auction, as the case may be, and shall be for a period of 99 years. The lease may be renewed for such further period and on such terms and condition as the Authority may decide.

8. **Payment of ground rent and consequence of non-payment**—In the case of disposal of land/building on lease-hold basis, in addition to the premium, in respect of land, the lessee shall pay ground rent as under :—

- (i) Annual ground rent shall be 2-1/2% of premium for the first 33 years which may be enhanced by the Authority to 3-3/4% of the premium for the next 33 years and to 5% of the premium for the remaining period of lease :

Provided that in the case of lease of land/building for educational and charitable purposes, the authority may fix a lower rate of ground rent :

Provided further that in the case of disposal of building, ground rent shall be charged on the premium on land alone and for purposes of calculating the premium on land, the cost of construction on super-structure shall be reduced from the tentative premium of building determined under sub-regulation (1) of Regulation 4 and sub-regulation (1) of Regulation 6, as the case may be. The decision of the Chief Administrator shall, however, be final in this behalf.

- (ii) Ground rent shall be payable annually on the due date without and demand from the Estate Officer :

Provided that the Estate Officer may for good and sufficient reasons extend the time for payment of ground rent up to 3 months on payment of interest on such rate as may be decided by the Authority from the due date up to the date of actual payment.

9. **Deposit of unearned increase with the Authority.**—In the case of transfer of land/building disposed of on lease-hold basis, 50% of the unearned increase in the value of land, i.e., the difference between the premium and market value of the land/building at the time of transfer shall be paid to the Authority before registering such sale on transfer. The market value of the property for this purpose shall be assessed by the Estate Officer or such other officers as may be authorised by the Chief Administrator. The lessee shall be entitled to produce evidence and to be heard.

10. **Liability to pay additional price/premium.**—(1) In the case of sale/lease of land/building by allotment the transferee or lessee shall be liable to pay to the Authority, in addition to the tentative price/premium the additional price and premium if any, determined in respect thereto under these regulations.

(2) The additional price/premium shall be payable by the transferee or lessee within a period of thirty days of the date of demand made in this behalf by the Estate Officer without interest or in such number of instalments with interest as may be determined by the Chief Administrator.

11. If any instalment of premium, ground rent, unearned increase or any other dues in respect of any lease of land/building or both is not paid within 30 days from the date it falls due, the Estate Officer shall proceed against him in accordance with the provisions in section 16 of the Act.

12. In case the price or any instalment thereof is not paid by the transferee within 30 days from the date it falls due, the Estate Officer shall proceed against such transferee in accordance with the provisions in section 17 of the Act.

13. **Delivery of possession.**—The possession of the land shall be delivered to the transferee or lessee as soon as the development works in the area where the land is situated are completed :

Provided that in the case of sale/lease of undeveloped land/building, possession thereof shall be delivered within 90 days of the date of allotment.

14. **Surrender of land by the transferee or lessee.**—If a transferee/lessee is unable to raise construction on the land disposed of to him due to certain compelling circumstances the Estate Officer may allow to surrender the land at his discretion, subject to the policy guidelines laid down by the Chief Administrator from time to time. In the case of acceptance of surrender, the interest amount recovered from the transferee or lessee shall not in any case be refunded.

15. **Transfer of rights in the land/building by the transferee or lessee.**—The transferee or lessee shall not transfer his right in the land/building except with the previous permission of the Estate Officer. The Estate Officer while granting such permission may impose such conditions, as may be decided by the Chief Administrator, from time to time.

16. **Use of land/building.**—The transferee or lessee shall not use the land/building for a purpose other than that for which it has been disposed of to him.

17. **Time within which building is to be erected.**—The transferee or lessee shall complete the building within a period of two years from the date of offer of possession of the land, in accordance with the regulations regulating the erection of building :

Provided that the time limit may be extended by the Estate Officer if he is satisfied that the failure to complete the building was due to causes beyond the control of the transferee or lessee.

18. **Fragmentation.**—No fragmentation of any land or building shall be permitted.

19. **Prohibition of obnoxious trade.**—No obnoxious trade shall be carried out in or on any land/building.

20. **Conveyance or lease deed.**—(i) On payment of full amount of the price of land/building, the transferee shall execute a deed of conveyance in the forms 'D' and 'E' respectively, annexed to these regulations, as the case may be, in such manner, as may be directed in this behalf from time to time.

(ii) The lessee shall execute deed of lease in forms 'F' and 'G' respectively annexed to these regulations, as the case may be, in such manner, as may be directed in this behalf from time to time, within six months of the *data of allotment.

21. **Payment of documental charges.**—The transferee or lessee, as the case may be, shall bear and pay all expenses or documental charges in respect of execution of deed of conveyance or lease, including the stamp duty and registration fee payable therefor.

22. **Power of relaxation.**—The Authority may relax any of the provisions of the Regulations with the prior permission of the State Government, except in so far as such relaxation is not inconsistent with the provisions of the Act.

*The words "data of allotment" substituted with the words "Payment of full premium" vide notification No. L.O. 79/14947 dated 16.10.79. Further amended vide notification No. DA-81 dated 30.1.81 (Annexure I).

FORM 'A'

[See Regulation 5(1)]

APPLICATION FOR ALLOTMENT BY SALE OR LEASE OF A RESIDENTIAL SITE/**BUILDING(S) IN THE URBAN AREA OF-----**

To

The Estate Officer,
Haryana Urban Development Authority,

Dear Sir,

I/We-----
request that I/We may be allotted a residential building site(s)/building(s) as stated below in the Urban area of
----- :-

Sector/Block	Size of site	Number of site(s) or building(s)	Serial No. of site(s) or building(s) in the order of preference (in case the allotment is to be made on "first come first served" basis)

2. Enclosed is a Demand Draft No.-----dated
-----for an amount of Rs.-----
which is equivalent to-----% of the tentative price/premium of
the site(s)/building(s) detailed in para 1 above as earnest money payable to the Estate Officer-----
and drawn on-----Bank at-----

3. If the site(s)/building(s) of my/our preference as indicated in para 1 above is/are not available, I/we would like to :-

- (a) get the earnest money back; or
- (b) get any other site(s)/building(s) in the Sector applied for; failing which I would like to have the amount/earnest money back.

4. I/We agree to conform and abide by the terms and conditions as contained in the Haryana Urban Development Authority Act, 1977 and in the Rules and Regulations applicable thereunder.

Yours faithfully,

Dated-----
the-----19Signature-----
Name-----
Address-----

*Strike out what is not applicable.

Note :-(1) No interest shall be payable on the money of the applicant for the period for which the same is lying with the Authority.

(2) The address given in the application should be complete. Any change in the address should be notified to the Estate Officer by registered A.D. letter.

FORM 'B'

[See Regulation 5(1)]

APPLICATION FOR ALLOTMENT BY SALE OR LEASE OF AN INDUSTRIAL SITE(S)
BUILDING(S) IN THE URBAN AREA OF-----

To

The Estate Officer,
Haryana Urban Development Authority.

Dear Sir,

I/We,-----, on behalf of----- which is a sole proprietorship/Partnership firm/Private Limited Company/Public Limited Company (or any other status to be clearly indicated. An authenticated copy of the certificate of registration and the resolution of the Board authorising the applicant(s) to apply on behalf of Company to be attached) request that I/we may be allotted industrial site(s)/building(s) for setting up an industry, details of which are given below :—

1. My/Our preference is for site(s)/building(s) as mentioned below :—

Sector/Block	Size of site in Hectares or description of building	Serial No. of site(s)/building(s)

2. Enclosed herewith is the Demand Draft No.----- dated----- for an amount of Rs.----- which is equivalent to-----% of the tentative price/premium of the site(s)/building(s) detailed in para 1 above as earnest money payable to the Estate Officer----- and drawn on----- Bank at-----

3. (i) Type of industry to be started-----

- (ii) Whether licence necessary under Industrial Development and Regulation Act, has been obtained and if not, steps taken to secure the licence be stated.

If already secured, a copy of the license be attached. -----

- (b) In case of a Small Scale Industry whether registered with the D.I. (a copy of the registration certificate to be attached)

- (c) (i) Estimated cost of the project and how proposed to be met. -----

- (ii) Whether foreign exchange is involved, if so, arrangements made to secure it. -----

- (d) If capital has to be raised in market step taken to secure it. -----
Permission of Controller of Capital issues for raising capital to be attached, if available) -----

- (e) Time to be taken for completion of the project. _____
- (f) Details of staff to be employed _____
- (i) Managerial Staff _____
- (ii) Technical Staff _____
- (iii) Ministerial and labour personnel _____
- (g) Copy of the proposed layout of the site indicating broadly the covered area under various Units of factory. _____
- (h) Is any foreign collaboration visualised, and if so, steps taken to secure it. _____
- (i) Phased requirements of electric power. _____

4. I/we agree to conform to and abide by the terms and conditions as contained in the Haryana Urban Development Authority Act, 1977 and in the rules and regulations applicable thereunder.

Dated _____

The _____ 19

Yours faithfully,

Signature(s) _____

Name(s) _____

Address(es) _____

Notes—(1) No interest shall be payable on the money of the applicant for the period for which the same is held by or lying with the Authority.

(2) The address given in the application should be complete. Any change in the address should be notified to the Estate Officer by registered A.D. post.

(3) Strike out whatever is not applicable

Registered _____

FORM 'C'

[See Regulation 5(3)]

(Form of allotment letter, for allotment made on free-hold basis. To be used for residential/ industrial/commercial plots/buildings disposed of by allotment only).

From

The Estate Officer,
Haryana Urban Development Authority,

To

Memo No. _____

Dated _____

Subject:—Allotment by sale of _____ plot/building No. _____ Sector _____
at _____ on free-hold basis.

Please refer to your application for the allotment of a _____ plot/building at _____

2. Your application has been considered and a-----plot/building, as detailed below, has been allotted to you on free-hold basis as per the following terms and conditions and subject to the provisions of the Haryana Urban Development Authority Act, 1977 (hereinafter referred to as the Act) and the rules/regulations applicable thereunder and as amended from time to time. The approximate area of the site/building and the tentative price of the plot/building given below, are subject to the adjustment in accordance with the actual measurement at the time of delivery of possession.

Sector No.	Name of Urban Area	Plot/Building No.	Appr. dimension or description	Area in sq. Metres	Tentative price of the plot/building
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3. The plot is preferential/special preferential one and an extra price @ 10 per cent/20 per cent of the price mentioned in para 2 above is Rs.-----.

4. In case you refuse to accept this allotment, you shall communicate your refusal by a registered letter within 30 days from the date of allotment letter; failing which this allotment shall stand cancelled and the earnest money deposited by you shall be forfeited to the authority and you shall have no claim for damages.

5. In case you accept this allotment, please send your acceptance by registered post along with an amount of Rs.-----within 30 days from the date of issue of this allotment letter, which together with an amount of Rs.-----paid by you along with your application form as earnest money, will constitute-----per cent of the total tentative price.

6. The balance amount, i.e., Rs.-----of the above tentative price of the plot/building can be paid in lump sum without interest within 60 days from the date of issue of the allotment letter or in-----half-yearly/annual instalments. The first instalment will fall due after the expiry of six months/one year of the date of issue of this letter. Each instalment would be recoverable together with interest on the balance price at-----per cent interest on the remaining amount. The interest shall, however accrue from the date of offer of possession.

7. The possession of the site will be offered to you on completion of the development works in the area. In the case of building or undeveloped land, the possession shall, however, be delivered within 90 days from the date of this letter.

8. Each instalment shall be remitted to the Estate Officer and every such remittance shall be accompanied by a letter showing the full particulars of the site, i.e., the number of the plot and sector number to which the payment pertains. In the absence of these particulars the amount remitted shall not be deemed to have been received.

9. The above price is tentative to the extent that any enhancement in the cost of land awarded by the competent authority under the land Acquisition Act shall also be payable proportionately, as determined by the Authority. The additional price determined shall be paid within thirty days of its demand.

10. In case the instalment is not paid by the 10th of the month following the month in which it falls due (or in case the additional price is not paid with in time) the Estate Officer shall proceed to take action for imposition of penalty and resumption of plot in accordance with the provisions of section 17 of the said Act.

11. In the event of breach of any other condition of transfer the Estate Officer may resume the land in accordance with the provisions of section 17 of the Act.

12. The land/building shall continue to belong to the Authority until the entire consideration money together with interest and other amount, if any, due to the Authority on account of sale of such land or building or both is paid. You shall have no right to transfer by way of sale, gift, mortgage, or otherwise the plot/building or any right, title or interest therein till the full price is paid to the Authority, except with the prior permission of the competent authority.

13. On payment of 100 per cent of the tentative price of the plot/building, you shall execute the Deed of Conveyance in the prescribed form and in such manner as may be directed by the Estate Officer. The charges on registration and stamp duty will be paid by you.

14. The plot/building shall not be used for any purpose other than that for which it has been allotted in accordance with the plans approved by the competent authority. No obnoxious trade shall be carried out in or on any land/building.

15. You shall have to pay all general and local taxes, rates or cesses imposed or assessed on the said land/building by the competent authority.

16. You shall have to pay separately for any construction, material, trees, structures and compound wall existing in your plot at the time of allotment of which compensation has been assessed and paid by the Authority if you want to make use of the same.

17. The Authority will not be responsible for levelling the uneven sites.

18. You will have to complete the construction within two years of the date of offer of possession, after getting the plans of the proposed building approved from the competent authority in accordance with the regulations governing the erection of buildings. This time limit is extendable by the Estate Officer if he is satisfied that non-construction of the building was due to reasons beyond your control, otherwise this plot is liable to be resumed and the whole or part of the money paid, if any, in respect of it forfeited in accordance with the provisions of the said Act. You shall not erect any building or make any alteration/addition without prior permission of the Estate Officer. No fragmentation of any land or building shall be permitted.

19. The Authority reserves to itself all mines and minerals whatsoever in or under the said site with all such rights and powers as may be necessary or expedient for the purpose of searching for, working, obtaining, removing and enjoying the same at all such times and in such manner as the Authority shall think fit, with power to carry out any surface or any underground working, and to let down the surface of all or any part of the said site and to sink pits, erect buildings, construct lines and generally appropriate and use surface of the said site for the purpose of doing all such things as may be convenient or necessary for the full enjoyment of the exceptions and reservations herein contained :

Provided that the allottee shall be entitled to receive from the Authority such payment for the occupation by the Authority of the surface and for the damage done to the surface or building on the said land by such works or workings or letting down as may be agreed upon between the Authority and the allottee or failing such agreement as shall be ascertained by reference to arbitration.

20. The Authority may by its officers and servants at all reasonable time and in reasonable manners after 24 hours' notice in writing enter in and upon any part of the said land/building erected thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions to be observed under the Rules/Regulations applicable under the said Act.

21. The Authority shall have full right, power and authority at all times to do through its officers or servants, all acts and things which may be necessary or expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservations imposed and to recover from you as first charge upon the said land/building, the cost of doing all or any such act and things and all cost incurred in connection therewith or in any way relating thereto.

22. All disputes and differences arising out of or in any way touching or concerning this allotment whatsoever shall be referred to the sole arbitration of the Chief Administrator or any other officer appointed by him. It will not be an objection to such appointment that the arbitrator so appointed is a Government servant or an officer of the Authority that he had to deal with the matter to which this allotment relates and in the course of his duties as such Government servant or officer as the case may be, he has expressed his views on all or any of the matters in dispute or difference. The decision of such arbitrator shall be final and binding on the concerned parties.

23. All payments shall be made by means of a demand draft payable to the Estate Officer, Haryana Urban Development Authority....., drawn on any scheduled bank situated at

24. No separate notice will be sent for the payment of the instalments. However, the information regarding the instalment, the due date, etc., may be sent as a matter of courtesy.

Estate Officer,
Haryana Urban Development Authority.

Notes :—(i) Any change in address must be notified by registered A.D. post.

(ii) Strike out whichever is not applicable.

REGISTERED**FROM 'CC'**

[See Regulation 6 (2)]

(Form of allotment letter, for allotment made on free-hold basis. To be used for residential/industrial/commercial plots/buildings disposed of by auction only).

From

The Estate Officer,
Haryana Urban Development Authority,

_____.

Memo No. Dated

subject.—Allotment by sale of _____ plot/building No. _____
Sector _____ at _____ on free-
hold basis.

Please refer to your bid for plot/building No. _____ in Sector _____
at _____.

2. Your bid for plot/building No. _____ in Sector _____ at _____ has been accepted and the plot/building, as detailed below, has been allotted to you on free-hold basis as per the following terms and conditions and subject to the provisions of the Haryana Urban Development Authority Act, 1977 (hereinafter referred to as the Act) and the rules/regulations applicable thereunder and as amended from time to time including terms and conditions as already announced at the time of auction and accepted by you.

Sector No.	Name of Urban Area	Plot/building No.	App. dimension of description as notified at the time of auction	Area in Sq- Mts.	Price of the Plot/building.
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3. The sum of Rs. _____ deposited by you as bid monny at the time of bid will be adjusted against the said plot/building.

4. You are requested to remit Rs. _____ in order to make the price of the said plot/building within 30 days from the date of acceptance of your bid. The payment shall be made by a bank draft payable to the Estate Office, _____, and drawn on any scheduled bank at _____. In case of failure to deposit the said amount within the above specified period, the allotment shall be cancelled and the deposit of 10% bid money deposited at the time of bid shall stand forfeited to the Authority, against which you shall have no claim for damages.

5. The balance amount, i.e., Rs.-----of the above price of the plot/building can be paid in lump-sum without interest within 60 days from the date of issue of the allotment letter or in-----half yearly/annual instalments. The first instalment will fall due after the expiry of six months/one year of the date of issue of this letter. Each instalment would be recoverable together with interest on the balance price at-----%interest on the remaining amount. The interest shall, however, accrue from the date of offer or possession.

6. The possession of the site will be offered to you on completion of the development works in the area. In the case of building or undeveloped land, the possession shall, however, be delivered within 90 days from the date of this letter.

7. Each instalment shall be remitted to the Estate Officer and every such remittance shall be accompanied by a letter showing the full particulars of the site, i.e., the number of the plot and sector number to which the payment pertains. In the absence of these particulars the amount remitted shall not be deemed to have been received.

8. In case the instalment is not paid by the 10th of month following the month in which it falls due, the Estate Officer shall proceed to take action for imposition of penalty and resumption of plot in accordance with the provisions of section 17 of the said Act.

9. In the event of breach of any other condition of transfer, the Estate Officer may resume the land in accordance with the provisions of section 17 of the Act.

10. The land/building shall continue to belong to the Authority until the entire consideration money together with interest and other amount, if any due to the Authority on account of sale of such land or building or both is paid. You shall have no right to transfer by way of sale, gift, mortgage, or otherwise the plot/building or any right, title or interest therein till the full price is paid to the Authority, except with the prior permission of the competent authority.

11. On payment of 100% of the price of the plot/building you shall execute the Deed of Conveyance in the prescribed form and in such manner as may be directed by the Estate Officer. The charges for registration and stamp duty will be paid by you.

12. The plot/building shall not be used for any purpose other than that for which it has been allotted in accordance with the plans approved by the competent authority. No obnoxious trade shall be carried out in or on any land/building.

13. You shall have to pay all general and local taxes, rates or cesses imposed or assessed on the said land/building by the competent authority.

14. You shall have to pay separately for any construction, material, trees, structures and compound wall existing in your plot at the time of allotment of which compensation has been assessed and paid by the Authority, if you want to make use of the same.

15. The Authority will not be responsible for levelling the uneven sites.

16. You will have to complete the construction within two years of the date of offer of possession, after getting the plans of the proposed building approved from the competent authority in accordance with the regulations governing the erection of building. This limit is extendable by the Estate Officer if he is satisfied that non-construction of the building was due to reasons beyond your control, otherwise this plot is liable to be resumed and the whole or part of the money paid, if any, in respect of it forfeited in accordance with the provision of the said Act. You shall not erect any building or make any alteration/addition without prior permission of the Estate Officer. No fragmentation of any land or building shall be permitted.

17. The Authority reserves to itself all mines and minerals whatsoever in or under the said site with all such rights and powers as may be necessary or expedient for the purpose of searching for working, obtaining removing and enjoying the same at all such times and in such manner as the Authority shall think fit, with power to carry out any surface or any under ground working, and to let down the surface of all or any part of the said site and to sink pits, erect buildings, construct lines and generally appropriate and use surface of the said site for the purpose of doing all such things as may be convenient or necessary for the full enjoyment of the exceptions and reservations herein contained.

Provided that the allottee shall be entitled to receive from the Authority such payment for the occupation by the Authority of the surface and for the damaged one to the surface or building on the said land by such works of workings or letting down as may be agreed upon between the Authority and the allottee or failing such agreement as shall be ascertained by reference to arbitration.

18. The Authority may by its officers and servants at all reasonable time and in reasonable manner after 24 hours' notice in writing enter in and upon any part of the said land/building erected thereon for the

purpose of ascertaining that the allottee has duly performed and observed the conditions to be observed under the Rules/regulations applicable under the said Act.

19. The Authority shall have full right, power and authority at all times to do through its officers or servants, all acts and things which may be necessary or expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservations imposed and to recover from you as first charge upon the said land/building, the cost of doing all or any such act and things and all cost incurred in connection therewith or in any way relating thereto.

20. All disputes and differences arising out of or in any way touching or concerning this allotment whatsoever shall be referred to the sole arbitration of the Chief Administrator or any other officer appointed by him. It will not be an objection to such appointment that the arbitrator so appointed is a Government servant or an officer of the Authority that he had to deal with the matter to which this allotment relates and in the course of his duties as such Government servant or officer as the case may be, he has expressed his views on all or any of the matters in dispute or difference. The Decision of such arbitrator shall be final and binding on the concerned parties.

21. All payments shall be made by means of a demand draft payable to the Estate Officer, Haryana Urban Development Authority—drawn on any scheduled bank situated at—.

22. No. separate notice will be sent for the payment of the instalments. However, the information regarding the instalment, the amount, the due date etc. may be sent as a matter of courtesy.

—(Any other condition not incorporated above, but announced at the time of auction to be indicated—.

Estate Officer,
Haryana Urban Development Authority,

Notes :—(i) Any change in address must be notified by registered A.D. Post.

(ii) Strike out which ever is not applicable.

REGISTERED

FORM 'C-I'

[See Regulation 5(3)]

(Form of allotment letter, for allotment made on lease-hold basis. To be used for residential/industrial/commercial plots/buildings disposed of by allotment only.)

From

The Estate Officer,
Haryana Urban Development Authority.

To

Memo No.

Dated

Subject : Allotment of _____ plot/building No. _____
Sector _____ at _____ on
lease-hold basis. _____

Please refer to your application for the allotment of a _____ plot/building at _____

2. Your application has been considered and a _____ plot/building, as detailed below, has been allotted to you on lease-hold basis as per the following terms and conditions and subject to the provisions

of the Haryana Urban Development Authority Act, 1977 (hereinafter referred to as the Act) and the rules/regulations applicable thereunder and as amended from time to time. The approximate area of the site/building and the tentative premium of the plot/building given below, are subject to the adjustment in accordance with the actual measurement at the time of delivery of possession.

Sector No.	Name of Urban Area	Plot/Building No.	Appr. dimension or description	Area in Sq. Meters.	Tentative premium of the plot/building.

3. The plot is preferential/Special preferential one and an extra premium at the rate of 10 percent/20 per cent of the price mentioned in para 2 above is Rs.-----.

4. In case you refuse to accept this allotment, you shall communicate your refusal by a registered letter within 30 days from the date of allotment letter, failing which this allotment shall stand cancelled and the earnest money deposited by you shall be forfeited to the authority and you shall have no claim for damages.

5. In case you accept this allotment, please send your acceptance by registered post along with an amount of Rs. _____ within 30 days from the date of issue of this allotment letter, which together with an amount of Rs. _____ paid by you along with your application form as earnest money, will constitute _____ per cent of the total tentative premium.

6. The balance amount i.e. Rs.-----of the above tentative premium of the plot/building can be paid in lump-sum without interest within 60 days from the date of issue of the allotment letter or in-----half yearly/annual instalments. The first instalment will fall due after the expiry of six months/one year of the date of issue of this letter. Each instalment would be recoverable together with interest on the balance premium at-----% interest on the remaining amount. The interest shall, however, accrue from the date of offer of possession.

7. The possession of the site will be offered to you on completion of the development works in the area. In case of building or undeveloped land the possession shall, however, be delivered within ninety days from the date of this letter.

8. Each instalment shall be remitted to the Estate Officer and every such remittance shall be accompanied by a letter showing the full particulars of the site, i. e. the number of the plot and sector number to which the payment pertains. In the absence of these particulars, the amount remitted shall not be deemed to have been received.

9. The above premium is tentative to the extent that any enhancement in the cost of land awarded by the competent authority under the land Acquisition Act shall also be payable proportionately, as determined by the authority. The additional premium determined shall be paid within thirty days of its demand.

10. In case the instalment is not paid by the 10th of the month following the month in which it falls due (or in case the additional price is not paid within time), action under section 18 of the Act will be taken against you.

11. If you contravene any of the terms expressed or implied under the lease deed, you are likely to be proceeded against under section 18 of the Act.

12. You shall execute the deed of lease in the prescribed form within six months of this letter. The charges for registration and stamp duty will be paid by you.

13. The lease shall commence from the date of allotment and shall be for a period of 99 years. The lease may be renewed for such further period and on such terms & conditions as the Authority may decide. In addition to the premium, you shall pay ground rent at the rate of $2\frac{1}{2}$ per cent of the premium for the first 33 years, which may be enhanced to $3\frac{1}{4}$ per cent of the premium for the next 33 years and to 5% of the premium for the remaining period of lease. The ground rent shall be payable annually on due date without any demand.

14. In the event of default in payment of ground rent, you are liable to be proceeded against under sections 16 and 18 of the Act.

15. All arrears of ground rent due shall be recoverable as arrears of Land Revenue.

16. You shall have no right to transfer by way of sale, gift, mortgage, or otherwise the plot/building or any right, or interest therein till the full premium is paid to the Authority, except with the prior permission of the competent authority. Provided that in the event of the sale or fore-closure of the mortgaged or charged property the lessor shall be entitled to claim and recover fifty percent of the unearned increase in the value of the plot as stipulated and amount of the lessor's share of the said unearned increase shall be a first charge, having priority over the said mortgage or charge. The decision of the lessor in respect of the market value of the said plot shall be final and binding on all parties concerned: provided further that the lessor shall have the pre-emptive rights to purchase the mortgaged or charged property after deducting 50 per cent of the unearned increase as aforesaid.

17. In the case of transfer of plot/building, 50%(fifty per cent) of the unearned increase in the value of land at the time the site is sold or transferred shall be payable to the Authority before registering such sale or transfer. The market value of such property for this purpose shall be assessed by the Estate Officer or such other Officer as may be authorised by the Chief Administrator.

18. The lessor's right to the recovery of 50% of unearned increase and the pre-emptive right to purchase the property shall apply equally to an involuntary sale or transfer whether it be by and through an executing or insolvency court.

19. The plot/building shall not be used for any purpose other than for which it has been allotted in accordance with the plans approved by the competent authority. No obnoxious trade shall be carried out in or on any land land/building.

20. Whenever the right or interest of the lessee in the plot is transferred in any manner whatsoever the transferee shall be bound by all the conditions imposed in this lease and shall be answerable in all respects therefor.

21. Whenever the right or interest of the lessee in the plot is transferred in any manner whatsoever the transferor and the transferee shall, within 3 months of the transfer, give notice of such devolution to the lessor. The transferee of the person on whom the title devolves, as the case may be, shall supply the lessor certified copies of the document(s) evidencing the transfer of devolution.

22. You shall have to pay all general and local taxes, rates or cesses imposed or assessed on the said land/building by the competent authority.

23. You shall have to pay separately for any construction, material, trees, structures and compound wall existing in your plot at the time of allotment of which compensation has been assessed and paid by the Authority if you want to make use of the same.

24. The Authority will not be responsible for levelling the uneven sites.

25. You will have to complete the construction within two years of the date of offer of possession, after getting the plans of the proposed building, approved from the competent authority in accordance with the regulations governing the erection of buildings. This time limit is extendable by the Estate Officer if he is satisfied that non-construction of the building was due to reasons beyond your control.

26. The Authority reserves to itself all mines and minerals whatsoever in or under the said site with all such rights and powers as may be necessary or expedient for the purpose of searching for, working, obtaining, removing and enjoying the same at all such times and in such manner as the Authority shall think fit with power to carry out any surface or any underground working, and to let down the surface of all or any part of the said site and to sink pits, erect buildings, construct lines and generally appropriate and use the surface of the said site for the purpose of doing all such things as may be convenient or necessary for the full enjoyment of the exceptions and reservations herein contained.

Provided that the allottee shall be entitled to receive from the Authority such payment for the occupation by the authority of the surface and for the damage done to the surface or building on the said land by such works or workings or letting down as may be agreed upon between the Authority and the allottee.

27. The Authority may by its officers and servants at all reasonable time and in reasonable manner after 24 hours notice in writing enter in and upon any part of the said land/building erected thereon for the purpose of ascertaining that the allottee has duly performed conditions to be observed under the Rules/Regulations applicable under the said Act.

28. The Authority shall have full right, power and authority at all times to do through its offices or servants, all acts and things which may be necessary for expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservations imposed and to recover from you as first charge upon the said land/building, the cost of doing all or any such act and things and all cost incurred in connection therewith or in any way relating thereto.

29. All payments shall be made by means of a demand draft payable to the Estate Officer, Haryana Urban Development Authority, _____, drawn on any scheduled bank situated at _____

30. No separate notice will be sent for the payment of the instalments. However, the information regarding the instalment, the amount, the due date etc. may be sent as a matter of courtesy.

Estate Officer,

Haryana Urban Development Authority

Notes.—(i) Any charge in address must be notified by Registered A.D. post.

(ii) Strike out whichever is not applicable.

REGISTERED

FORM 'C-II'

[See Regulation 6 (2)]

(Form of allotment letter, for allotment made on lease-hold basis—To be used for residential/Industrial/commercial plots/buildings disposed of by auction only)

From

The Estate Officer,
Haryana Urban Development Authority,

To

Memo No. _____, dated

Subject.—Allotment of _____ plot/building No. _____ Sector _____
at _____ on lease-hold basis.

Please refer to your bid for the plot/building No. _____ in Sector _____
at _____.

2. Your bid for plot/building No. _____ in Sector _____ at _____ has been accepted and the plot/building, as detailed below, has been allotted to you on lease-hold basis as per the following terms and conditions and subject to the provisions of the Haryana Urban Development Authority, Act, 1977 (hereinafter referred to as the Act) and the rules/regulations applicable thereunder and as amended from time to time, including terms and conditions as already announced at the time of auction and accepted by you.

Sector No.	Name of Urban Area	Plot/building No.	Approximate dimension or description as notified at the time of auction	Area in Sq. Meters	Premium of the plot/building

3. A sum of Rs—————deposited by you as bid money at the time of bid will be adjusted against the said plot/building.

4. You are requested to remit Rs—————in order to make—————of the price of the said plot/building within 30 days from the date of acceptance of your bid. The payment shall be made by a bank draft payable to the Estate Officer,—————and drawn on any scheduled bank at—————. In case of failure to deposit the said amount within the above specified period, the allotment shall be cancelled and the desposit of 10% bid money deposited at the time of bid shall stand forfeited to the Authority against which you shall have no claim for damages.

5. The balance amount, i. e. Rs—————of the above premium of the plot/building can be paid in lump sum without interest within 60 days from the date of issue of the allotment letter or in—————half-yearly/annual instalments. The first instalment will fall due after the expiry of six months/one year of the date of issue of this letter. Each instalment would be recoverable together with interest on the balance premium at—————% interest on the remaining amount. The interest shall, however, accrue from the date of offer of possession.

6. The possession of the site will be offered to you on completion of the development works in the area. In the case of building or undeveloped land the possession shall, however, be delivered within ninety days from the date of this letter.

7. Each instalment shall be remitted to the Estate Officer and every such remittance shall be accompanied by a letter showing the full particulars of the site i.e. the number of the plot and Sector number to which the payment pertains. In the absence of these particulars the amount remitted shall not be deemed to have been received.

8. In case the instalment is not paid by the 10th of the month following the month in which it falls due, action under section 18 of the Act will be taken against you.

9. If you contravene any of the terms expressed or implied under the lease deed you are liable to be proceeded against under section 18 of the Act.

10. You shall execute the Deed of Lease in the prescribed form within six months of this letter. The charges for registration and stamp duty will be paid by you.

11. The lease shall commence from the date of allotment and shall be for a period of 99 years. The lease may be renewed for such further period and on such terms and conditions as the Authority may decide. In addition to the premium, you shall pay ground rent at the rate of $2\frac{1}{2}\%$ of the premium for the first 33 years which may be enhanced to $3\frac{1}{2}\%$ of the premium for the next 33 years and to 5% of the premium for the remaining period of lease. The ground rent shall be payable annually on the due date without any demand.

12. In the event of default in payment of ground rent, you are liable to be proceeded against under sections 16 and 18 of the Act.

13. All arrears of ground rent due shall be recoverable as arrears of land revenue.

14. You shall have no right to transfer by way of sale, gift, mortgage, or otherwise the plot/building or any right, or interest therein till the full premium is paid to the Authority, except with the prior permission of the competent authority. Provided that in the event of the sale or force-closure of the mortgaged or charged property, the lessor shall be entitled to claim and recover fifty per cent of the earned increase in the value of the plot as stipulated and amount of the lessor's share of the said unearned increase shall be a first charge, having priority over the said mortgage or charge. The decision of the lessor in respect of the market value of the said plot shall be final and binding on all parties concerned; Provided further that the lessor shall have the pre-emptive rights to purchase the mortgaged or charged property after deducting 50% of the unearned increase as aforesaid.

15. In the case of transfer of plot/building, 50% (fifty per cent) of the unearned increase in the value of land at the time the site is sold or transferred shall be payable to the Authority before registering such sale or transfer. The market value of such property for this purpose shall be assessed by the Estate Officer or such other officer as may be authorised by the Chief Administrator.

16. The lessor's right to the recovery of 50% of unearned increase and the pre-emptive right to purchase the property shall apply equally to an insoluntary sale or transfer whether it be by and through an executing or insolvency court.

17. The plot/building shall not be used for any purpose other than for which it has been allotted in accordance with the plans approved by the competent authority. No obnoxious trade shall be carried out in or on any land/building.

18. Whenever the right or interest of the lessee in the plot is transferred in any manner whatsoever the transferee shall be bound by all the conditions imposed in this lease and shall be answerable in all respects therefor.

19. Whenever the right or interest of the lessee in the plot is transferred in any manner whatsoever the transferor and the transferee shall, within 3 months of the transfer, give notice of such devolution to the lessor. The transferee of the person on whom the title devolves, as the case may be, shall supply the lessor certified copies of the document (s) evidencing the transfer of devolution.

20. You shall have to pay all general and local taxes, rates or cesses imposed or assessed on the said land/building by the competent Authority.

21. You shall have to pay separately for any construction, material, trees, structures and compound wall existing in your plot at the time of allotment of which compensation has been assessed and paid by the Authority if you want to make use of the same.

22. The Authority will not be responsible for levelling the uneven sites.

23. You will have to complete the construction within two years of the date of offer of possession, after getting the plans of the proposed building, approved from the competent authority in accordance with the regulations governing the erection of buildings. This time limit is extendable by the Estate Officer if he is satisfied that non-construction of the building was due to reasons beyond your control.

24. The Authority reserves to itself all mines and minerals whatsoever in or under this said site with all such rights and powers as may be necessary or expedient for the purpose of searching for, working, obtaining, removing and enjoying the same at all such time and in such manner as the Authority shall think fit, with power to carry out any surface or any underground working, and to let down the surface of all or any part of the said site and to sink pits, erect buildings, construct lines and generally appropriate and use the surface of the said site for the purpose of doing all such things as may be convenient or necessary for the full enjoyment of the exceptions and reservations herein contained :

Provided that the allottee shall be entitled to receive from the Authority such payment for the occupation by the Authority of the surface and for the damage done to the surface or building on the said land by such works or workings or letting down as may be agreed upon between the Authority and the allottee.

25. The Authority may by its officers and servants at all reasonable times and in reasonable manners after 24 hours' notice in writing enter in and upon any part of the said land/building erected thereon for the purpose of ascertaining that the allottee has duly performed conditions to be observed under the Rules/Regulations applicable under the said Act.

The Authority shall have full right, power and authority at all times to do through its officers or servants, all acts and things which may be necessary or expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservations imposed and to recover from you as first charge upon the said land/building, the cost of doing all or any such act and things and all cost incurred in connection therewith or in any way relating thereto.

27. All payments shall be made by means of a demand draft payable to the Estate Officer, Haryana Urban Development Authority—, drawn on any scheduled bank situated at—.

28. No separate notice will be sent for the payment of the instalments. However, the information regarding the instalment, the amount, the due date etc., may be sent as a matter of courtesy.
.....(Any other condition not incorporated above, but announced at the time of auction to be indicated).

Estate Officer,
Haryana Urban Development Authority

Notes.—(i) Any change in address must be notified by registered A.D. post
(ii) Strike out whichever is not applicable.

FORM 'D'

(See Regulation 20)

DEED OF CONVEYANCE OF BUILDING/SITE SOLD BY ALLOTMENT/AUCTION

This deed of conveyance made the— day of—, 19—between the Haryana Urban Development Authority acting through the Estate Officer (hereinafter called 'the Vendor') of the one part and Shri—

_____, son, of Shri _____, resident of _____
_____, in the district of _____ (hereinafter called 'the
Transferee') of the other part.

Whereas the land hereinafter described and intended to be hereby conveyed was owned by the vendor in full proprietary rights.

Strike out if not applicable.

AND WHEREAS the Vendor has sanctioned the sale of the said land to the Transferee in pursuance of his application dated _____ made under sub-regulation (1) of regulation 5 of the Haryana Urban Development (Disposal of Land and Buildings) Regulations, 1978 (hereinafter referred to as the said Regulations, to be used as a site for commercial/industrial/residential purpose in the urban area of _____;

*Strike out if not applicable.

AND WHEREAS the Vendor had applied by bid at Public auction to the Vendor for the said land, belonging to the Vendor, hereinafter described and the Vendor had accepted the bid for the sale of said land to the Vendee in the manner hereinafter appearing;

AND WHEREAS the Vendor has fixed the tentative price of the said land sold by allotment at Rs _____ (Rupees _____).

AND WHEREAS the Vendor reserves the right to enhance the tentative price in the case of land sold by allotment by the amount of the additional price determined in accordance with the said regulations;

applicable in case of sale by allotment only,

AND WHEREAS THE TRANSFEE, sold land by allotment, has paid the tentative price and agrees to pay the additional price in the manner hereafter appearing;

NOW, THEREFORE, this deed witnesseth that for the purpose of carrying into effect the said sale and in consideration of the covenants of the transferee hereinafter contained and the said sum of Rs _____ (Rupees _____) paid by the transferee and the undertaking of the transferee to pay the additional price, if any, determined to be paid by the transferee, within a period of thirty days of the date of demand made in this behalf by the Estate Officer without interest or in such number of instalments with interest as may be determined by the Chief Administrator.* the Vendor hereby grants and conveys unto the Transferee all the piece and parcel of site No. _____ area in square metres _____ (square yards _____) and more particularly described in the plan filed in the office of Estate Officer and signed by the Estate Officer aforesaid and dated the _____ day of _____, 19_____, (hereinafter called the said land).

Applicable in case of sale by allotment only

To have and to hold the same unto and to the use of the transferee subject to the exceptions, reservations, conditions and covenants hereinafter contained and each of them that is to say :—

- (1) The Transferee shall have this right of possession and enjoyment so long as he pays the additional price, if any, determined by the Vendor, within a period fixed as aforesaid and otherwise conforms to the terms and conditions of sale.
2. The Vendor shall have a first and paramount charge over the said site for the unpaid portion of the sale price including additional price.
- (3) The Vendor reserves to himself all mines and minerals whatsoever in or under the said site with all such rights and powers as may be necessary or expedient for the purpose of searching for, working, obtaining removing and enjoying the same at all such times and in such manner as the Vendor shall think fit, with power to carry out any surface or any underground working, and to let down the surface of all or any part of the said site and to sink pits, erect buildings, construct lines and generally appropriate and use the surface of the said site for the purpose of doing all such things as may be convenient or necessary for the full enjoyment of the exceptions and reservations hereinafter contained :

Provided that the Transferee shall be entitled to receive from the Vendor such payment for the occupation by him of the surface and for the damage done to the surface or building on the said land by such works and workings or letting down as may be

* Substituted vide notification No. DA-81 dated 30.1.81 and further substituted by notification No. ADA-82/7297 dated 12.7.82. (Annexures I & II)

agreed upon between the Vendor and the Transferee or failing such agreement as shall be ascertained by reference to arbitration.

- (4) The transferee shall pay all general and local taxes, rates or cesses for the time being imposed or assessed on the said land by competent authority.
 - (5) The Transferee shall have to complete the construction within two years from the date of offer of possession on the said land, in accordance with the relevant rules/regulations :
- Provided that the time limit for construction may be extended by the Estate Officer in case the failure to complete the building by the stipulated date was due to reasons beyond the control of the Transferee :
- (6) The Transferee shall not erect any building or make any addition/alteration without prior permission of the Estate Officer. No fragmentation of any land or building shall be permitted.
 - (7) The Vendor may by his officers and servants at all reasonable times and in a reasonable manner after twenty-four hours' notice in writing enter in and upon any part of the said land or building erected thereon for the purpose of ascertaining that the transferee has duly performed and observed the covenants and conditions to be performed and observed by him under these presents.
 - (8) The Vendor shall have full right, power and authority at all times to do through officers or servants all acts and things which may be necessary or expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservation herein contained and to recover, from the Transferee as first charge upon the said site, the cost of doing all or any such acts and things and all costs incurred in connection therewith or in any way relating thereto.
 - (9) The Transferee shall not use the said land for any purpose other than that for which it has been sold nor shall he use the building constructed on it for a purpose other than that for which it has been constructed except in accordance with the rules/regulations made under the Haryana Urban Development Authority Act, 1977 (hereinafter referred to as the Act).
 - (10) The Transferee shall accept and obey all the rules, regulations and orders made or issued under the Act.
 - (11) In the event of non-payment of the additional price within the fixed period by the Transferee, or in the event of the breach of any other condition of sale, the Estate Officer may impose a penalty or resume the land, or both, in accordance with the provisions of the Act and the rules/regulations made thereunder. In the event of resumption, it shall be lawful for the Estate Officer, notwithstanding the waiver of any previous cause or right for re-entry thereon or any part thereof to possess, retain and enjoy the same as to his former estate and the Transferee shall not be entitled to a refund of the sale price or any part thereof or to any compensation whatsoever on account of such re-entry except in accordance with the provision of the said Act.
 - (12) All the disputes and differences arising out of or in any way touching or concerning this deed whatsoever shall be referred to the sole arbitration of the Chief Administrator or any other officer appointed by him. It will not be an objection to such appointment that the arbitrator so appointed is a government servant or an officer of the Authority that he had to deal with the matter to which this deed relates and that in the course of his duties as such Government servant or officer as the case may be he has expressed his views on all or any of the matters in dispute or difference. The decision of such arbitrator shall be final and binding on the parties to this deed.

If and so long as the Transferee shall fully perform and comply with and shall continue to so perform and comply with each and all the terms and conditions herein made and provided but not otherwise, the Vendor will secure the Transferee full and peaceful enjoyment of the rights and privileges herein and hereby conveyed and assured.

And it is hereby agreed and declared that unless a different meaning shall appear from the context :—

- (a) The expression 'Chief Administrator' shall mean the Chief Administrator of the Authority, as defined in clause (e) of section 2 of the Act.

- (b) The expression 'Estate Officer' shall mean a person appointed by the Authority under clause (1) of section 2 of the Act to perform the functions of Estate Officer under the Act in one or more than one Urban Area.
- (c) The expression 'Vendor' used in these presents shall include, in addition to the Haryana Urban Development Authority and in relation to any matter or anything contained in or arising out of these presents, every person duly authorised to act or to represent the Haryana Urban Development Authority in respect of such matter or thing.
- (d) The expression 'Transferee' used in these presents shall include, in addition to the said _____, his lawful heirs, successors, representatives, assigns, lessees and any person or persons in occupation of the said land or building erected thereon with the permission of the Estate Officer.

In witness whereof the parties hereto have hereunder respectively subscribed their names at the places and on the dates hereinafter, in each case specified.

Signed by the said _____

at _____ on the _____ (Transferee)
day of _____ 19_____
In the presence of
Witnesses

1. Name _____
Residence _____
Occupation _____

2. Name _____ [One of these witnesses must
Residence _____ be a magistrate (with his court
Occupation _____ seal), if the deed is not executed
before the Estate Officer].

(Signature)

Signed for and on behalf of the Haryana Urban Development
Authority and setting under his authority at _____
the _____ day of _____

_____ 19_____

(Estate Officer)

In the presence of witnesses :—

1. Name _____
Residence _____
Occupation _____

(Signature)

2. Name _____
Residence _____
Occupation _____

(Signature)

Note.—Strike out whichever is not applicable.

FORM 'E'

(See Regulation 20)

DEED OF CONVEYANCE OF SITE AND THE BUILDING ERECTED THEREON SOLD BY ALLOTMENT/AUCTION

This deed of conveyance made the _____ day of _____, 19_____
between the Haryana Urban Development Authority through the Estate Officer (hereinafter

called 'the Vendor') of the one part and Shri _____, son of _____, called the transferee of _____ in the district of _____ (hereinafter called 'the Transferee') of the other part.

Whereas the site and the building erected thereon hereinafter described and intended to be hereby conveyed was owned by the Vendor in full proprietary rights;

And whereas the Vendor has sanctioned the sale of the site and the building erected thereon to the transferee for the sum of Rs. _____ Rupees _____) in pursuance of his application dated _____ made under Sub-Regulation (1) of Regulations of the Haryana Urban Development (Disposal of Land and Buildings) Regulations, 1978 (hereinafter referred to as the said Regulations), to be used for commercial/industrial/residential purpose in the urban area of _____;

Strike out if not applicable.

And whereas the Vendee had applied by bid at public auction to the Vendor for the said site and the building erected thereon, belonging to the Vendor, hereinafter described and the Vendor has accepted the bid for the sale of said site and the building erected thereon to the Vendee in the manner hereinafter appearing;

Strike out if not applicable

And whereas the Vendor has fixed the tentative price of the said site and the building erected thereon sold by allotment at Rs _____ = Rupees _____),

And whereas the Vendor reserves the right to enhance the tentative price in the case of site and the building erected thereon sold by allotment by the amount of the additional price determined in accordance with the said regulations;

And whereas the transferee, purchasing the site and the building erected thereon by allotment, has paid the tentative price and agrees to pay the additional price in the manner hereinafter appearing;

Now, therefore, this deed witnesseth that for the purpose of carrying into effect the said sale ("and in consideration of the covenants of the Transferee hereinafter contained and the said sum of Rs. _____ Rupees _____) paid by the Transferee and the undertaking of the transferee to pay the additional price, if any, determined to be paid by the transferee, within a period of 30 days of the date of demand made in this behalf by the Estate Officer without interest or in such number of instalments with interest as may be determined by the Chief Administrator,*), the Vendor hereby grants and conveys up to the Transferee all that price or parcel of site No. _____ area in Square Metres _____ Sq. Yards _____ and more particularly described in the plans filed in the office of the Estate Officer and signed by the Estate Officer aforesaid and dated the _____ day of _____, 19 _____ (hereinafter called the said building).

*(Appl cable in case of sale by allotment only)

To have and to hold the same up to and to the use of the transferee subject to the exceptions, reservations, conditions and covenants hereinafter contained and each of them, that is to say:—

(1) (a) The Transferee shall enjoy the right of possession and enjoyment so long as he pays the additional price, if any determined by the Vendor, within the period fixed as aforesaid and conforms to the terms and conditions of sale.

Applicable in case of sale by allotment only.

(b) The Vendor shall have a first and paramount charge over the said buildings for the unpaid portion of the sale price, and the Transferee shall have no right to transfer by way of sale, gift, mortgage or otherwise the said building or the site upon which it has been erected or any right, title or interest therein (except by way of lease on a monthly basis) without the previous permission in writing of the Estate Officer. The Estate Officer while granting such permission may impose such conditions as may be decided by the Chief Administrator from time to time.

(2) The Vendor reserves to himself all mines and minerals whatsoever in or under the said site with all such rights and powers as may be necessary or expedient for the purpose of searching for, working, obtaining removing and enjoying the same at all such times and in such manner as the Vendor shall think fit, with power to carry out any surface or any underground workings, and to let down the surface of all or any part of the said site and to sink pits, erect buildings, construct lines and generally appropriate and use the surface of the said site for purpose of doing all such things as may be convenient or necessary for the full enjoyment of the exceptions and reservations herein-after contained.

Provided that the Transferee shall be entitled to receive from the Vendor such payment for occupation by him of the surface and for the damage done to the surface or building on the

said land by such works or working or letting down as may be agreed upon between the Vendor and the transferee or failing such agreement as shall be ascertained by reference to arbitration.

(3) The transferee shall pay all and general local taxes, rates or cesses for the time being imposed or assessed on the said building by competent authority.

(4) The transferee shall not re-erect, add to or alter the said building except in accordance with the Regulations made or orders issued under the Haryana Urban Development Authority Act, 1977 (hereinafter referred as 'the Act') without the written permission of the Estate Officer.

(5) The Vendor may by his officers and servants at all reasonable times and in a reasonable manner after twenty-four hours notice in writing enter in and upon any part of the said building for the purpose of ascertaining that the Transferee has duly performed and observed the covenants and conditions to be performed by him and observed under these presents.

(6) The Vendor shall have full right, power and authority at all times to do, through officers or servants, all acts and things which may be necessary or expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservations herein contained and to recover from the transferee as first charge upon the said building the cost of doing all or any such acts and things and all costs incurred in connection therewith or in any way relating thereto.

(7) The transferee shall not use the said building for any purpose other than that for which it has been sold, except in accordance with the rules/regulations made under the Act.

(8) The transferee shall accept and obey all the rules/regulations and orders made or issued under the Act.

(9) In the event of non-payment of the additional price within the fixed period by the transferee, or in the event of breach of any other condition of sale, the Estate Officer, may impose a penalty or resume the building, in accordance with the provisions of the Act and the rules/regulations made thereunder. In the event of resumption, it shall be lawful for the Estate Officer, notwithstanding the waiver of any previous cause or right for re-entry to enter into and upon the said building or any part thereof, to repossess, retain and enjoy the same as to his former estate and the Transferee shall not be entitled to refund of the sale price or any part thereof or to any compensation whatsoever on account of such re-entry except in accordance with the provisions of the Act.

(10) In the event of any dispute or difference at any time arising between the Vendor and the Transferee as to the true intent and meaning of these presents, and of each and every provision thereof, the property and rights hereby reserved or any of them, or in any manner identical or relating thereto the said dispute, or difference shall be referred for arbitration to the Chief Administrator or any other officer appointed by him, whose decision thereon shall be final and binding on the parties thereto.

If and so long as the Transferee shall fully perform and comply with and shall continue to so perform and comply with each and all the terms and conditions herein made and provided but not otherwise, the Vendor will secure the Transferee full and peaceful enjoyment of the rights and privileges herein and hereby conveyed and assured.

And it is hereby agreed and declared that unless a different meaning shall appear from the context:—

- (a) The expression Chief Administrator shall mean the Chief Administrator of the Authority, as defined in clause (c) of section 2 of the Act.
- (b) the expression 'Estate Officer' shall mean a person appointed by the Authority under clause (1) of section 2 of the Act to perform the functions of Estate Officer under the Act in one or more than one urban area
- (c) The expression Vendor used in the presents shall include, in addition to the Haryana Urban Development Authority and in relation to any matter or anything contained in or arising out of the these presents every person duly authorised to act or to represent the Haryana Urban Development Authority in respect of such matter or thing.
- (d) The expression 'Transferee' used in these presents shall include, in addition to the said ————— his lawful heirs, successors, representatives, assigns, lessees and any person or persons in occupation of the said building with the permission of the Estate Officer.

In witness whereof the parties here to have hereunder respectively subscribed their names at the places and on the dates hereinafter in each case specified.

Signed by the said _____

at _____ on the _____ (Transferee)

day of _____ 19 _____

In the presence of witnesses—

1. Name _____

Residence _____

Occupation _____

[One of these witnesses must be a magistrate (with his court seal), if the Deed is not executed before the Estate Officer]

(Signature)

2. Name _____

Residence _____

Occupation _____

Signed for and on behalf of the Haryana Urban Development Authority and setting under his authority.

at _____ the _____

day of _____ 19 _____

(Estate Officer)

In the presence of witnesses :—

1. Name _____

Residence _____

Occupation _____

(Signature)

2. Name _____

Residence _____

Occupation _____

(Signature)

Note.—Strike out whichever is not applicable.

FORM 'E'

(See Regulation 20)

DEED OF LEASE OF BUILDING SITE DISPOSED OF BY ALLOTMENT/AUCTION.

This Deed made this _____ day of _____ 19 _____
(one thousand nine hundred and _____) between the Haryana Urban Development Authority acting through the Estate Officer (hereinafter called 'the lessor') of the one part And Shri _____, son of Shri _____, resident of _____
_____ in the district of _____ (hereinafter called 'the lessee') of the other part.

Whereas the lessee has applied to the lessor, for the grant of lease of the plot of land, belonging to the lessor hereinafter described, and the lessor has on the faith of the statement and representations made by the lessee, accepted such application and has agreed to demise the said plot to the lessee in the manner hereinafter appearing.

Stricke out if not applicable.

Whereas the lessee has applied by bid at public auction to the lessor for the grant of a lease of the plot of land, belonging to the lessor, hereinafter described and the lessor has accepted such application and has agreed to demise the said plot to the lessee in the manner herein after appearing;

Stricke out if not applicable.

Strike out if
not appli-
cable.

Applicable
in case of
disposal
by allotment
only).

And whereas the lessor has fixed the tentative premium of the said land disposed of by allotment at—(Rupees—).

And whereas the lessor reserves the right to enhance the tentative premium in the case of land disposed of by allotment by the amount of the additional premium determined in accordance with the Haryana Urban Development (Disposal of Land and Building) Regulations, 1978 (hereinafter referred to as the said Regulations);

And whereas the lessee, disposed of land by allotment, has paid the tentative premium and agrees to pay the additional price in the manner hereinafter appearing;

NOW THIS DEED WITNESSETH that for the purpose of carrying into effect the said lease and in consideration of the covenants of the lessee hereunder contained and of the said sum of Rs—(Rupees—) paid by the lessee and the undertaking of the lessee to pay the additional premium, if any, determined to be paid by the lessee, within a period of 30 days of the date of demand made in this behalf by the Estate Officer without interest or in such number of instalments with interest as may be determined by the Chief Administrator, the lessor doth hereby demise unto the lessee all that plot of land being the residential/commercial/industrial plot No.—Sector—area in Sq. M.—(Sq. Yds.—) situated at— which plot more particularly described in the plans filed in the office of the Estate Officer—signed by the Estate Officer—, on the—day of—19—.

Together with all rights, easements and appurtenances whatsoever to the said plot belonging or pertaining to hold the premises hereby demised up to the lessee for 99 years from the date of allotment and thereafter to hold the same for such further period and on such terms and conditions as the lessor may decide and YIELDING AND PAYING THEREFOR yearly ground rent at the rate of $2\frac{1}{2}\%$ of the premium for the first 33 years of his lease and at the rate of $3\frac{1}{4}\%$ of the premium for the next 33 years and to 5% of the premium for the remaining period of the lease. The ground rent shall start accruing from the date of issue of the allotment letter, namely, the—day of—One, thousand nine hundred—and shall become due on the first anniversary of the date of issue of allotment letter and be payable by the 10th day of the following month.

Subject always to the exceptions, reservations, covenants and conditions hereinafter contain that is to say as follows :—

- (1) The lessee shall have no right to transfer by way of sale, gift, mortgage or otherwise the land or any right, title or interest therein (except by way of lease on a monthly basis) without the previous permission in writing of the Estate Officer. The Estate Officer while granting such permission may impose such condition as may be decided by the Chief Administrator or from time to time.
- (2) The lessor accepts and reserves unto himself all mines, minerals, coals, gold-washing, earth, oils, and quarries in or under the plot and full rights and powers at all times to do all acts and things which may be necessary or expedient for the purpose of searching for, working, obtaining removing and enjoying the same without providing leaving any vertical support for the surface of the plot or for any building for the time being standing thereon, provided always that the lessor shall make reasonable compensation to the lessee for all damage directly occasioned by the exercise of the right hereby reserved or any of them.

II. The lessee for himself, executors and administrators and assigns covenants with the lessor in the manner following, that is to say :—

- (1) The lessor shall pay without demand unto the lessor the yearly ground rent hereby reserved within the time herein before appointed and in the manner laid down in the said regulations.
- (2) The lessee shall not deviate in any manner from the layout plan nor alter the size of the plot whether by sub-divisions, amalgamation or otherwise.
- (3) The lessee shall, within a period of two years from the date of offer of possession after obtaining sanction to the building plan with necessary designs, plans and specification from the Estate Officer, at his own expense, erect upon the plot and complete in substantial and workmanlike manner residential/commercial/industrial

building with the requisite and proper walls, sewers and drains and other conveniences in accordance with the sanctioned building plans and to the satisfaction of the Estate Officer.

(4) (a) The lessee shall not sell or otherwise transfer his rights in the land or part thereof except with the previous permission in writing of the Estate Officer. The Estate Officer while granting such permission may impose such condition as may be decided by the Chief Administrator from time to time. Such a transfer shall be further subject to the condition that 50% (fifty per cent) of the unearned increase in the value of the land at the time the site is sold or transferred shall be payable to the Authority before registering such sale or transfer. The market value of the property for this purpose shall be assessed by the Estate Officer or any other officers, as may be appointed by the Chief Administrator, whose decision shall be final and binding on the lessee.

(4) (b) In the event of the sale of foreclosure of the mortgage or charged property, the lessor shall be entitled to claim and recover fifty per cent of the unearned increase in the value of the plot aforesaid and the amount of the lessor's share of the said unearned increase shall be a first charge, having priority over the said mortgage or charge. The decisions of the lessor in respect of the market value of the said plot shall be final and binding on all parties concerned:

Provided that the lessor shall have the per-emptive rights to purchase the mortgaged or charged property after deducting 50% of the unearned increase as aforesaid.

(5) The Lessor's right to the recovery of 50% of unearned increase and the pre-emptive right to purchase the property as mentioned hereinbefore shall apply equally to an involuntary sale of transfer whether it be by and through an executing or insolvency court.

(6) Notwithstanding the restrictions, limitations and conditions as mentioned in sub-clause (4) (a) above, the lessee shall be entitled to sublet the whole or any part of the building that may be erected on the plot for purpose of _____ only on a tenancy from month to month.

(7) Whenever the right or interest of the lessee in the plot is transferred in any manner whatsoever, the transferee shall be bound by all the covenants and conditions contained herein and be answerable in all respects therefor.

(8) Whenever the right or interest of the lessee in the plot is transferred in any manner whatsoever the transferor and the transferee shall, within 3 months of the transfer, give notice of such transfer in writing to the lessor.

In the event of the death of the lessee, the person on whom the title of the deceased devolved shall within 3 months of the devolution, give notice of such devolution to the lessor. The transferee or the person on whom the title devolves, as the case may be, shall supply the lessor certified copies of the document (s) evidencing the transfer of devolution.

(9) The Lessee shall from time to time and at all times pay and discharge all rates, taxes, charges and assessments of every description which may at any time hereafter during the continuance of this lease be assessed, charged or imposed upon the plot hereby demised or any building to be erected thereon or on the landlord or tenant in respect thereof.

(10) All arrears of ground rent and other payments due in respect of the plot hereby demised shall be recoverable in the same manner as arrears of Land Revenue.

(11) The lessee shall in all respects comply with and be bound by the Haryana Urban Development Authority Act, 1977 (hereinafter referred to 'the Act') as amended from time to time and the rules/regulations made thereunder.

(12) The lessee shall not without sanction or permission in writing of the proper authority erect any building or make alteration or addition to such building on the plot.

(13) The lessee shall not without the written consent of the lessor, carry on or permit to be carried on, on the plot or in any building thereof any obnoxious trade or business whatsoever or use the same or permit the same to be used for any purpose other than that mentioned in this lease deed or do or suffer to be done therein anything whatsoever which in the opinion of the lessor may be a nuisance, annoyance, or disturbance of the lessor and persons living in the neighbourhood.

(14) The lessee shall at all reasonable time grant access to the plot to the Estate Officer for being satisfied that covenants and conditions contained herein have been and are being complied with.

(15) The lessee shall on the determination of this lease peaceably yield up the said plot and the building thereon unto the lessor.

(16) In the event of default in payment of ground rent, the lessee, shall be liable to be proceeded against under sections 16 and 18 of the Act. In case the instalment of premium or the additional price is not paid by the lessee by the due date, the lessee shall be proceeded against under section 18 of the Act.

III. If the lessee contravenes any of the terms expressed or implied under this lease deed, he shall be liable to be proceeded against under section 18 of the Act.

IV. No forfeiture or re-entry shall be affected until the lessor has served the lessee a notice in writing—

- (a) specifying the particular breach complained of, and
- (b) if the breach is capable of remedy, requiring the lessee to remedy breach,

and the lessee fails within such reasonable time as may be mentioned in the notice to remedy the breach if it is capable of remedy, and in the event of forfeiture or re-entry the lessor may in his discretion relieve against forfeiture on such terms and conditions as he thinks proper.

V. All notices, orders, directions, consents or approval to be given under this lease shall be in writing and shall be signed by such officer as may be authorised by the Chief Administrator, and shall be considered as duly served upon the lessor or any person claiming any right to the plot if the same shall have been affixed to the building or erection whether temporary or otherwise upon the plot or shall have been delivered at present by post to the then residence, office or place of business of the lessee or such person.

VI. All powers exercisable by the lessor under this lease may be exercised by the Chief Administrator. The lessor may also authorise any other officer to exercise all or any of the powers exercisable by him under this lease.

VII. In this lease the expression 'Chief Administrator' shall mean the Chief Administrator of the Authority, as defined in clause (e) of section 2 of the Act.

VIII The expression "The Lessor" and the "Lessee" hereinbefore used shall, where the context so admits, in the case of lessor, his successors and assigns and in the case of the lessee, his heirs, executors, administrators, or legal representative and the person or persons in whose name the lease-hold interest hereby created shall for the time being be vested by assignment or otherwise.

In witness whereof the parties hereto have hereunder respectively subscribed their names at the places and on the dates hereinafter, in each case specified.

Signed by the said _____ at _____ on the _____
day of _____ 19____.

LESSOR

In the presence of witnesses

1. Name _____

Residence _____

Occupation _____

(Signatures)

2. Name _____

Occupation _____

Residence _____

(Signatures)

Signed by the said _____

Lessee _____ on the _____

day of 19.....,

LESSEE

In the presence of the witnesses :—

1. Name_____

Residence_____

Occupation_____

(Signatures)

2. Name_____

Residence_____

Occupation_____

(Signatures)

Note :—Strike out whichever is not applicable.

FORM 'G'

(See regulation 20)

Deed of lease of site and the Building erected thereon disposed of by allotment/auction

THIS DEED made this_____day of_____19_____
(one thousand nine hundred and_____) between the Haryana Urban Development Authority acting through the Estate Officer (hereinafter called "the lessor") of the one part AND Shri_____son of_____
resident of_____in the district of_____
(hereinafter called "the Lessee") of the other part.

WHEREAS the lessee has applied to the lessor, for the grant of a lease of the building, belonging to the lessor hereinafter described, and the lessor has on the faith of the statements and representations made by the lessee, accepted such application and has agreed to demise the said building to the lessee in the manner hereinafter appearing.

Strike out if not applicable.

WHEREAS the lessee has applied by bid at public auction to the lessor for the grant of a lease of the building, belonging to the lessor, hereinafter described and the lessor has accepted such application and has agreed to demise the said building to the lessee in the manner hereinafter appearing.

Strike out if not applicable.

AND WHEREAS the lessee has fixed the tentative premium of the said building disposed of by allotment at_____ (Rs. _____ only).

Strike out if not applicable.

AND WHEREAS the lessor reserve the right to enhance the tentative premium in the case of land disposed of by allotment by the amount of the additional premium determined in accordance with the Haryana Urban Development (Disposal of Land and Building) Regulations, 1978 (hereinafter referred to as the said Regulations);

Applicable in case of disposal by allotment only.

AND WHEREAS the lessee, dispose of building by allotment, has paid the tentative premium and agree to pay the additional price in the manner hereinafter appearing;

Applicable in case of disposal by allotment only

NOW THIS DEED WITNESSETH that for the purpose of carrying into effect the said lease and in consideration of the covenants of lessee hereunder contained and of the said sum of Rs. _____ (Rupees _____ only) paid by the lessee and the undertaking of the lessee to pay the additional premium, if any, determined to be paid by the lessee, within a period of 30 days of the date of demand made in this behalf by the Estate Officer without interest or in such number of instalments with interest as may be determined by the Chief Administrator, the lessor doth hereby demise upto the lessee all that building being_____ Building No. _____ Sector _____ area in Sq. Metres _____ (Sq. Yds. _____) situated at _____ which building is more particular by described in the plans filed in the office of the Estate Officer, _____ signed by the Estate Officer, _____, on the day of _____ 19_____. TOGETHER with all rights, easements and appurtenances whatsoever to the said building belonging or pertaining to hold the premises hereby demised upto the lessee for 99 years from the date of allotment, and thereafter to hold the same for such further period and on such terms and conditions as the lessor may decide and YIELDING AND PAYING THEREFOR yearly ground rent at the rate of $2\frac{1}{2}$ per cent of the premium for the first 33 years of this lease, and at the rate of $3\frac{3}{4}$ per cent of the premium for the next 33 years and to 5 per cent of the

[one of these witnesses must be a Magistrate (with his court seal) if the deed is not executed before the Estate Officer].

premium for the remaining period of the lease. The ground rent shall start accruing from the date of issue of the allotment letter, namely, the-----day of-----, one thousand nine hundred and-----, and shall become due on the first anniversary of the date of issue of allotment letter and be payable by the 10th day of the following month.

Subject always to the exceptions, reservations, covenants and conditions hereinafter contained that is to say as follows ;—

- (1) The lessee shall have no right to transfer by way of sale, gift, mortgage or otherwise the land or any right, title or interest therein (except by way of lease on a monthly basis) without the previous permission in writing of the Estate Officer. The Estate Officer while granting such permission may impose such conditions as may be decided by the Chief Administrator from time to time.
- (2) The lessor accepts and reserves unto himself all mines, minerals, coals, gold-washing, earth, oils and quarries in or under the plot and full rights and power at all times to do all acts and things which may be necessary or expedient for the purpose of searching for, working, obtaining, removing and enjoying the same without providing or leaving any vertical support for the surface of the plot or for any building for the time being standing thereon, provided always that the lessor shall make reasonable compensation to the lessee for all damage directly occasioned by the exercise of the right hereby reserved or any of them.

II. The lessee for himself, heirs, executors and administrators and assigns covenants with the lessor in the manner following that is to say ;—

- (1) The lessee shall pay without demand unto the lessor the yearly ground rent hereby reserved within the time hereinbefore appointed and in the manner laid down in the said Regulations.
- (2) The lessee shall not sell or otherwise transfer his rights in the building or part thereof except with the previous permission in writing of the Estate Officer. The Estate Officer while granting such permission may impose such conditions as may be decided by the Chief Administrator from time to time. Such a transfer shall be further subject to the condition that 50% (fifty per cent) of the unearned increase in the value of land at the time the site is sold or transferred shall be payable to the Authority before registering such sale or transfer. The market value of the property for this purpose shall be assessed by the Estate Officer or any other officers, as may be appointed by the Chief Administrator, whose decision shall be final and binding on the lessee.
- (3) In the event of the permission being given, the lessor shall be entitled to claim and recover fifty per cent of the unearned increase in the value of the lease hold rights of the building at the time of transfer or assignment and decision of the lessor in respect of the market value of the said plot shall be final and binding on all parties concerned ;

Provided that the lessor shall have the pre-emptive rights to purchase the property after deducting 50% of the unearned increase as aforesaid.

- (4) The Lessor's right to the recovery of 50% of unearned increase and the pre-emptive right to purchase the property as mentioned hereinbefore shall apply equally to an involuntary sale or transfer whether it be by and through an executing or insolvency court.
- (5) Notwithstanding the restrictions, limitations and conditions as mentioned in subclause (4) above, the lessee shall be entitled to sublet the whole or any part of the building for the purpose of-----only on a tenancy from month to month.
- (6) Whenever the right or interest of the lessee in the building transferred in any manner whatsoever, the transferee shall be bound by all the covenants and conditions contained herein and be answerable in all respects therefor.
- (7) Whenever the right or interest of the lessee in the building transferred in any manner whatsoever, the transferor and the transferee shall, within 3 months of the transfer, give notice of such transfer in writing to the lessor. In the event of the death of the lessee, the person on whom the title of the deceased devolves shall within 3 months of the devolution, give notice of such devolution to the lessor. The transferee or the

person on whom the title devolves, as the case may be, shall supply the lessor certified copies of the document (s) evidencing the transfer of devolution,

- (8) The Lessee shall from time to time and at all time pay and discharge all rates taxes, charges and assessments of every description which may at any time hereafter during the continuance, of this lesse be assessed, charged or imposed upon the building hereby demised or on the landlord or tenant in respect thereof.
- (9) All arrears of ground rent and other payments due in respect of the building hereby demised shall be recoverable in the same manner as arrears of Land Revenue.
- (10) The lessee shall in all respects comply with and be bound by the Haryana Urban Development Authority Act, 1977 (hereafter referred to as the Act), as amended from time to time and the Rules/Regulations made thereunder.
- (11) The lessee shall not without the written consent of the lessor, carry on or permit to be carried on, in the building any obnoxious trade or business whatsoever or use the same or permit the same to be used for any purpose other than that mentioned in this lease deed or do or defer to be done therein anything whatsoever which in the opinion of the lessor may be a nuisance, annoyance, or disturbance to the lessor and persons living in the neighbourhood.
- (12) The lessee shall at all reasonable time grant access to the building to the Estate Officer for being satisfied that the covenants and conditions contained herein have been and are being complied with.
- (13) The lessee shall on the determination of this lease peaceably yield up the said building upto the lessor.
- (14) In the event of default in payment of ground rent, the lessee shall be proceeded against under sections 16 & 18 of the Act. In case the instalment of premium or the additional price is not paid by the lessee by the due date, the lessee shall be proceeded against under section 18 of the Act.

III. If the lessee contravenes any of the terms expressed or implied under this lease deed he shall be liable to be proceeded against under section 18 of the Act.

IV. No forfeiture or re-entry shall be affected until the lessor has served the lessee a notice in writing—

- (a) specifying the particular breach complained of, and
- (b) If the breach is capable of remedy, requiring the lessee to remedy breach,

and the lessee fails within such reasonable time as may be mentioned in the notice to remedy the breach if it is capable of remedy, and in the event of forfeiture or re-entry the lessor may in his discretion relieve against forfeiture on such terms and conditions as he thinks proper.

V. All notices, orders, directions, consents or approval to be given under this lease shall be in writing and shall be signed by such officer as may be authorised by the Chief Administrator, and shall be considered as duly served upon the lessor or any person claiming any right to the building if the same shall have been affixed to the building or shall have been delivered at or sent by post to the then residence, office or place of business of the lessee or such person.

VI. All powers exercisable by the lessor under this lease may be exercised by the Chief Administrator. The lessor may also authorise any other officer to exercise all or any of the powers exercisable by him under this lease.

VII. In this lease the expression "Chief Administrator" shall mean the Chief Administrator of the Authority, as defined in clause (e) of section 2 of the Act.

VIII. The expression "The Lessor" and the "Lessee" hereinbefore used shall where the context so admits, include, in the case of lessor, his successors and assigns and in the case of the lessee his heirs, executors, administrators, or legal representative and the person or persons in whom the lease hold interest hereby created shall for the time being be vested by assignment or otherwise.

In witness whereof the parties hereto have hereunder respectively subscribed their names at the places and on the dates hereinafter, in each case specified.

Signed by the said _____ oath the—LESSOR
day of _____ 19

In the presence of witnesses

1. Name _____

Residence _____

Occupation _____

Signatures

2. Name _____

Residence _____

Occupation _____

Signatures

Signed by the said _____ Lessee at _____ on
the _____ day of _____ 19

LESSEE

In the presence of witnesses—

1. Name _____

Residence _____

Occupation _____

Signatures

2. Name _____

Residence _____

Occupation _____

Signatures

[One of these witnesses must be a magistrate (with his court seal) if the deed is not executed before the Estate Officer].

Note.—Strike out whichever is not applicable.

[Extract from the Haryana Government Gazette (Extra.), dated the 17th October 1979]

HARYANA GOVERNMENT

HARYANA URBAN DEVELOPMENT AUTHORITY

Notification

The 16th October, 1979

No. L.O.79/14947.—In exercise of the powers conferred by section 54 (a) of the Haryana Urban Development Authority Act, 1977 and with the approval of the State Government conveyed,—*vide* their Memo No. 3110-14(2) TCP-79, dated the 11th October, 1979, the Haryana Urban Development Authority hereby makes the following Regulations to amend the Haryana Urban Development (Disposal of Land and Buildings) 1st Amendment, Regulations, 1979.

2. In the Haryana Urban Development (Disposal of Land and Buildings) Regulations, 1978 in clause (ii) of Regulation 20, the word "date of allotment" appearing in 3rd line after the word, "the" shall be substituted by the words "payment of full premium".

M.S. RATHEE

Chief Administrator,
Haryana Urban Development Authority,
Chandigarh.

HARYANA URBAN DEVELOPMENT AUTHORITY

Notification

The 30th January, 1981

No. AA-81.—In exercise of the powers conferred section 54 of the Haryana Urban Development Authority Act, 1977, and with the previous approval of the State Government conveyed,—*vide* their Memo No. 14,2.T.C-81, dated 23rd January, 1981 the Haryana Urban Development Authority hereby makes the following regulation to amend the Haryana Urban Development Authority (Disposal on Land and Building) Regulation, 1978.

2. In the Haryana Urban Development Authority (Disposal of Land and Building) Regulation, 1978 in Regulation 20 under explanation (1) the following new clauses shall be added,

"On payment of full amount of the tentative price of land/building the transferee shall execute a deed of conveyance in the form "D" and "E" respectively annexed to these regulations, as the case may be in such manner, as may be directed in this behalf, from time to time.

In the deed of conveyance form "D" there is no provision of first and paramount charge over the said site for the unpaid portion of the additional price. It has been felt to amend condition No. 2. Accordingly the amended provision is as under :—

"The Vendor shall have a first and paramount charge over the said site for the unpaid portion of the sale price including additional price and the transferee shall have no right to transfer by way of sale, gift, mortgage or otherwise the land or any right, title or interest therein (except by way of lease on a monthly basis without the previous permission in writing of the Estate Officer while granting such permission may impose such conditions as may be decided by the Chief Administrator from time to time."

RAJINDER SINGH,

Chief Administrator,
Haryana Urban Development Authority,
Chandigarh.

HARYANA URBAN DEVELOPMENT AUTHORITY

Notification

The 12th July, 1982

No. ADA-82/17297.—In exercise of the powers conferred by section 54 of the Haryana Urban Development Authority Act, 1977, and with the previous approval of the State Government conveyed,—*vide* their Memo No. 3106-2TCP, dated 6th November, 1981 the Haryana Urban Development Authority hereby makes the following regulation to amend the Haryana Urban Development Authority (Disposal of Land and Building) (3rd amendment) Regulation, 1978.

2. The amendment made in Condition No. 2 of Form 'D' of the Haryana Urban Development Authority (Disposal of Land and Buildings) Regulations, 1978,—*vide* notification No. AA-81, dated 30th January 1981 shall be substituted as under :—

"The vendor shall have a first and paramount charge over the said site for the unpaid portion of the sale price including additional price".

RAJINDER SINGH, I.A.S.
Chief Administrator,
Haryana Urban Development Authority,
Chandigarh.



Haryana Government Gazette

Published by Authority

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No. 44] CHANDIGARH, TUESDAY, NOVEMBER 3, 1998 (KARTIKA 12, 1920 SAKA)

PART III

Notifications by :—Advertisement and Notices etc.

HARYANA URBAN DEVELOPMENT AUTHORITY

The 12th October, 1998

No. —In exercise of the powers conferred by Section 54 of the Haryana Urban Development Authority Act, 1977 (Act 13 of 1977) and with the previous approval of the State Government conveyed,—*vide* their memo No. 10/2/98-2TCP, dated the 30th September, 1998, the Haryana Urban Development Authority hereby makes the following regulations further to amend the Haryana Urban Development (Disposal of Land and Buildings) Regulations, 1978, namely :—

1. These regulations may be called the Haryana Urban Development (Disposal of Land and Buildings) Amendment Regulations, 1998.

2. In the Haryana Urban Development (Disposal of Land and Buildings) Regulations, 1978 (hereinafter called the said regulations), in regulation 20, for sub-regulation (i), the following sub-regulation shall be substituted, namely :—

“(i) After payment of full amount of the price of land the transferee may avail further two transfers of land before execution of deed of conveyance in the form ‘D’ annexed to these regulations, in such manner, as may be directed in this behalf from time to time:

Provided that in case of building erected thereon, on payment of full amount of price of land and building sold by HUDA and in case of built up plots. The transferee shall execute a deed of conveyance in form ‘D’ and ‘E’ as the case may be annexed to these regulations, in such manner, as may be directed in this behalf from time to time.”

3. In the said regulations, in form ‘C’, for condition 13, the following conditions shall be substituted namely :—

“13. After payment of 100 percent of the price of the tentative price of the land, you may avail further two transfers of land, before execution of conveyance deed. In the case of building erected thereon, on payment of full amount of price of land and building, you shall execute deed of conveyance in prescribed form, and in such a manner, as may be directed by the Estate Officer. The charges on registration and stamps duty will be paid by you.”

4. In the said regulations, in Form ‘CC’, for condition 11, the following conditions shall be substituted, namely :—

“11. After payment of 100 per cent of the price of the tentative price of the land, you may avail further two transfers of land, before execution of conveyance deed. In the case of

building erected thereon, on payment of full amount of price of land and building, you shall execute deed of conveyance in prescribed form, and in such a manner, as may be directed by the Estate Officer. The charges on registration and stamps duty will be paid by you."

[33-1]

P. RAGHAVENDRA RAO,

Chief Administrator, HUDA,
Panchkula.

हरियाणा नगरीय विकास प्राधिकरण

दिनांक 12 अक्टूबर, 1998

संख्या : —हरियाणा नगरीय विकास प्राधिकरण अधिनियम, 1977 (1977 अधिनियम नं० 13) की धारा 54 द्वारा प्रदान की गई शक्तियों का प्रयोग करते हुए तथा उनके अधि क्रमांक 10/1/98-2 टी० सी० पी०, दिनांक 30 सितम्बर, 1998 द्वारा सूचित राज्य सरकार के पूर्व अनुमोदन से हरियाणा नगरीय विकास प्राधिकरण, इसके द्वारा, हरियाणा नगरीय विकास (भूमि तथा भवन का निपटान) विनियम, 1978, को आगे संशोधित करने के लिये निम्नलिखित विनियम बनाते हैं, अर्थात्:—

1. ये विनियम हरियाणा नगरीय विकास (भूमि तथा भवन का निपटान) संशोधन विनियम, 1998 कहे जा सकते हैं।

2. हरियाणा नगरीय विकास (भूमि तथा भवन का निपटान) विनियम, 1978, में विनियम 20 से उप-विनियम (1) के स्थान पर, निम्नलिखित उप-विनियम रखा जायेगा, अर्थात्:—

"(i) भूमि का पूरा मूल्य भुगतान करने के बाद, अन्तरित, इत विनियम से संलग्न प्ररूप (घ) में हस्तांतरण विलेख निष्पादित करने से पूर्व, ऐसी रीति में, जैसा इस निमित्त समय-समय पर निर्दिष्ट किया जाये, भूमि के आगे और दो अन्तरण का लाभ उठा सकता है :

परन्तु इस पर भवन निर्माण की दशा में, हुडा द्वारा बेची गई भूमि तथा भवन तथा निमित्त प्लॉट के मूल्य की पूरी राशि का भुगतान करने पर, अन्तरित ऐसी रीति में जैसा समय-समय पर इस निमित्त निर्दिष्ट किया जाये, इत विनियमों से संलग्न प्ररूप घ तथा झ, जैसी भी स्थिति हो, एक हस्तांतरण विलेख निष्पादित करेगा।"

3. उक्त विनियमों में, प्ररूप ग में, शर्त 13 के स्थान पर, निम्नलिखित शर्त रखी जायेगी, अर्थात्:—

"13. भूमि के अन्तिम मूल्य के 100 प्रतिशत भुगतान के बाद, हस्तांतरण विलेख का निष्पादन करने से पूर्व, आप भूमि के आगे दो अन्तरण का लाभ उठा सकते हैं। उस पर भवन निर्माण की दशा में, भूमि तथा भवन के मूल्य की पूरी राशि के भुगतान पर, आप विहित प्ररूप में, तथा ऐसी रीति में जैसा सम्पदा अधिकारी द्वारा निर्दिष्ट किया जाये हस्तांतरण अधिलेख का निष्पादन करेंगे। पंजीकरण के प्रभार तथा स्टाम्प शुल्क आप द्वारा भुगतान किया जायेगा।"

4. उक्त विनियमों में प्ररूप ग में, शर्त 11 के स्थान पर, निम्नलिखित शर्त रखी जायेगी, अर्थात्:—

"13. भूमि के अन्तिम मूल्य के 100 प्रतिशत भुगतान के बाद हस्तांतरण विलेख का निष्पादन करने से पूर्व, आप भूमि के आगे दो अन्तरण का लाभ उठा सकते हैं। उस पर भवन निर्माण की दशा में, भूमि तथा भवन के मूल्य की पूरी राशि के भुगतान पर आप विहित प्ररूप में, तथा ऐसी रीति में जैसा सम्पदा अधिकारी द्वारा निर्दिष्ट किया जाये हस्तांतरण अधिलेख का निष्पादन करेंगे। पंजीकरण के प्रभार तथा स्टाम्प शुल्क आप द्वारा भुगतान किया जायेगा।"

पी० राघवेंद्रा राव,

[33-1]

मुख्य प्रजापक, हरियाणा नगरीय,
विकास, पंचकुला (दण्डीगढ़)।

HARYANA URBAN DEVELOPMENT AUTHORITY

Notification

The 12th January, 1999

No. 1019.—In exercise of the powers conferred by section 54 of the Haryana Urban Development Authority Act, 1977 (Act 13 of 1977) and with the previous approval of the State Government conveyed,—vide their memo No. 10/1/98-2TCP, dated the 4th December, 1998, the Haryana Urban Development Authority hereby makes the following regulations further to amend the Haryana Urban Development (Disposal of Land and Buildings) Regulations, 1978, namely :—

1. These regulations may be called the Haryana Urban Development (Disposal of Land and Buildings) Amendment Regulations, 1998.

2. In the Haryana Urban Development (Disposal of Land and Buildings) Regulations, 1978 (hereinafter called the said regulations), in regulation 2, after clause (b), the following clause shall be inserted, namely :—

“(bb). “Non-nuisance professional consultancy” means an activity carried on by an individual by his personal skill and intelligence and includes :—

(a) Doctors (without Nursing Home) ;

(b) Lawyers ;

(c) Tax Consultants ;

(d) Architects (without studio) ;

(e) Contractor Consultants ;

(f) Chartered Accountant/Company Secretaries ;

(g) Property consultants ;

(h) Tourist Guides ; .”

3. In the said regulations, in regulation 16,— (a) for the sign “.”, at the end, the sign “;” shall be substituted ; and

(b) the following proviso shall be added at the end, namely :—

“Provided that the transferee or lessee of a land/building can use 25% of the built-up covered area of the building or 50 square metre, whichever is less, for rendering non-nuisance professional consultancy services with the prior permission of Chief Administrator on payment of fee which shall be as under :—

	Total Fee
1. For Panchkula, Gurgaon and Faridabad Urban Estates	Rs. 0.50 lacs
2. For Hisar, Rohtak, Bhiwani, Bahadurgarh, Sonapat, Rewari, Karnal, Panipat, Ambala, Kurukshetra, Yamunanagar/Jagadhari Urban Estates	Rs. 0.30 lacs
3. For Hansi, Shahbad, Kaithal, Sirsa, Jind, Naraingarh and Dharuhera Urban Estates	Rs. 0.20 lacs.

The permission will be given initially for a period of 5 years on payment of prescribed fee. The fee shall be recovered at 10% with application, 40% at the time of grant of permission and balance 50% after one year from the date of permission failing which the permission shall stand cancelled. However 10% rebate shall be given if payment is made in lump sum. The permission shall be renewed after a period of five years on the payment of renewal fee, equal to 10% of total fee which will be recovered in lump sum at the time of renewal.”

4. In the said regulations, after regulation 16, the following regulations shall be inserted, namely :—

“16-A. Application to be made for rendering non-nuisance professional consultancy services. A person seeking permission from Estate Officer, Haryana Urban Development Authority concerned for rendering non-nuisance professional consultancy services in land/building disposed of for residential purposes, should apply in form ‘H’ to the Estate Officer, Haryana Urban Development Authority concerned.

16-B. Permission for rendering non-nuisance professional consultancy services. The Estate Officer, Haryana Urban Development Authority concerned on considering the application within a period of 30 days subject to fulfillment of requirements may grant permission to the applicant in form ‘I’.”

5. In the said regulations, in form ‘C’, for clause 14, the following clause shall be substituted, namely :—

“14. The plot/building shall not be used for any purpose other than that for which it has been allotted in accordance with the plans approved by the competent authority except for rendering non-nuisance professional consultancy services in land/building disposed of for residential purposes to the extent of 25% of the built-up covered area of the building or 50 square metres, whichever is less, with the prior permission of the Chief Administrator on payment of fees, as mentioned in proviso to regulation 16. No. of noxious trade shall be carried out in or on any land/building.”

6. In the said regulations, in form ‘CC’ for clause 12, the following clause shall be substituted, namely :—

“12. The plot/building shall not be used for any purpose other than that for which it has been allotted in accordance with the plans approved by the competent authority except for rendering non-nuisance professional consultancy services in land/building disposed of for residential purposes to the extent of 25% of the built-up covered area of the building or 50 square metres, whichever is less, with the prior permission of the Chief Administrator on payment of fees, as mentioned in proviso to regulation 16. No obnoxious trade shall be carried out in or on any land/building.”

7. In the said regulations, in form ‘C-I’, for clause 19, the following clause shall be substituted, namely :—

“19. The plot/building shall not be used for any purpose other than that for which it has been allotted in accordance with the plans approved by the competent authority except for rendering non-nuisance professional consultancy services in land/building disposed of for residential purposes to the extent of 25% of the built-up covered area of the building or 50 square metres, whichever is less, with the prior permission of the Chief Administrator on payment of fees as mentioned in proviso to regulation 16. No obnoxious trade shall be carried out in or on any land/building.”

8. In the said regulations, in form ‘C-II’, for clause 17, the following clauses shall be substituted, namely :—

“17. The plot/building shall not be used for any purpose other than that for which it has been allotted in accordance with the plans approved by the competent authority except for rendering non-nuisance professional consultancy services in land/building disposed of for residential purposes to the extent of 25% of the built-up covered area of the building or 50 square metres, whichever is less, with the prior permission of the Chief Administrator on payment of fees as mentioned in proviso to regulation 16. No obnoxious trade shall be carried out in or on any land/building.”

9. In the said regulations, in form ‘D’ for clause 9, the following clause shall be substituted, namely :—

“(9). The transferee shall not use the said land for any purpose other than that for which it has been sold nor shall he use the building constructed on it for a purpose other than

that for which it has been constructed, except for rendering non-nuisance professional consultancy services in land/building disposed of for residential purposes to the extent of 25% of the built-up covered area of the building or 50 square metres, whichever is less, with the prior permission of the Chief Administrator on payment of fees as mentioned in proviso to regulation 16."

10. In the said regulations, in form 'E', for clause (7), the following clause shall be substituted, namely :—

"(7) The transferee shall not be used the said land/building for any purpose other than that for which it has been sold nor shall he use the building constructed on it for a purpose other than that for which it has been constructed, except for rendering non-nuisance professional consultancy services in land/building disposed of for residential purposes to the extent of 25% of the built-up covered area of the building or 50 square metres, whichever is less, with the prior permission of the Chief Administrator on payment of fees as mentioned in proviso to regulation 16."

11. In the said regulations, after form 'G', the following forms shall be added at the end, namely:—

"FORM—'H'"

(See Regulation 16-A)

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

1. Name of the applicant/allottee ..
2. Premises No., size, sector ..
3. Urban Estate ..
4. Details of built up area ..
5. Copy of approved building plan showing duly marked area upon which mixed land use is applicable ..
6. Whether occupation certificate has been issued, if so, attested copy thereof be attached. ..
7. Detail of professions. ..
8. Detail of anticipated visitors ..
9. Working hours of consultancy ..
10. Detail of fee, equal to 10% D.D. No., Name of Bank, Receipt No. ..
11. Affidavit to the effect that he shall abide by all the terms and conditions, which shall be imposed by HUDA from time to time ..

Place :

Signature of applicant.

Date :

Note :—In case the applicant makes the total fee in lump sum, 10% rebate will be given.

To

The Estate Officer,
Haryana Urban Development Authority,

FORM I

(See Regulation 16-B)

From

The Estate Officer,
Haryana Urban Development Authority,

To

M/s/Sh./Smt. _____,

_____,

_____.

Memo No. ED : PCS/

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 No. _____, Sector _____ Urban Estate _____.

The above permission shall be subject to the following terms and conditions :

- (1) You can use the premises of your house upto 25% of the covered area of the premises or 50 square metre whichever is less for the purpose.
- (2) Total fee payable for a period of 5 years is Rs. _____ which is payable in two instalments as per detail given below :—
 - (i) Rs. _____ after adjusting Rs. _____ paid with the application, within 30 days from the date of issuance of this letter.
 - (ii) The Second instalment of Rs. _____ shall be deposited by _____ failing which the permission shall stand cancelled.
- (3) Water and Electricity charges for such premises to the extent that is being used for non-residential use would be charged at commercial rates.
- (4) The permission given by HUDA would be valid for a period of 5 years which may be renewed thereafter for a further period of 5 years on payment of renewal fee, @ 10% of total fee which will be recovered in the 6th year at the time of renewal.
- (5) The owner of a premises where mixed land use is permitted should accept any other condition such as restriction with respect to provision of parking, advertisement etc.
- (6) Haryana Urban Development Authority 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 provisions of Haryana Urban Development Authority Act, 1977, rules and regulations framed thereunder.
- (8) That the owner of buildings shall not further sublet/lease out the premises for which permission is being granted.

Estate Officer,
Haryana Urban Development Authority."

P. RAGHAVENDRA RAO,

Chief Administrator,
Haryana Urban Development Authority,
Chandigarh.

HARYANA GOVERNMENT

HARYANA URBAN DEVELOPMENT AUTHORITY

The 8th March, 2000

No. 4958.—In exercise of the powers conferred by section 54 of the Haryana Urban Development Authority Act, 1977 (Act 13 of 1977) and with the previous approval of the State Government conveyed,—*vide* their memo No. 10/1/98-2 TCP, dated the 1st March, 2000, the Haryana Urban Development Authority hereby makes the following regulations further to amend the Haryana Urban Development (Disposal of Land and Buildings) Regulations, 1978, namely :—

1. These regulations may be called, the Haryana Urban Development (Disposal of Land and Buildings) Second Amendment Regulations, 2000.
2. In the Haryana Urban Development (Disposal of Land and Buildings) Regulation, 1978 (hereinafter called the said regulations), in regulation 20, for sub-regulation (i), the following sub-regulation shall be substituted, namely :—
 - “(i) On payment of full amount of the price of land/building, the transferee shall execute a deed of conveyance in the forms ‘D’ and ‘E’ respectively, annexed to these regulations, as the case may be, in such manner, as may be directed in this behalf from time to time.”
3. In the said regulations, in form ‘C’, for condition 13, the following condition shall be substituted, namely :—
 - “13. On payment of 100 per cent of the tentative price of the plot/building, you shall execute the deed of conveyance in the prescribed form and in such manner, as may be directed by the Estate Officer. The charges of registration and stamp duty will be paid by you.”
4. In the said regulation, in form ‘CC’, for condition 11, the following condition shall be substituted, namely :—
 - “11. On payment of 100 per cent of the tentative price of plot/building, you shall execute the deed of conveyance in the prescribed form and in such manner as may be directed by the Estate Officer. The charges of registration and stamp duty will be paid by you.”

N.C. WADHWA,
Chief Administrator,
Haryana Urban Development Authority,
Panchkula.

हरियाणा नगरीय विकास प्राधिकरण

दिनांक 8 मार्च, 2000

संख्या 4958.—हरियाणा नगरीय विकास प्राधिकरण अधिनियम, 1977 (1977 अधिनियम संख्या 13), की धारा 54 द्वारा प्रदान की गई शक्तियों का प्रयोग करते हुए तथा राज्य सरकार के याद क्रमांक 10/1/98-2 टी सी पी, दिनांक 1 मार्च, 2000 द्वारा सूचित उनके पूर्व अनुमोदन से, हरियाणा नगरीय विकास प्राधिकरण, इसके द्वारा हरियाणा नगरीय विकास (भूमि तथा भवन का निपटान) विनियम, 1978, को आगे संशोधित करने के लिए निम्नलिखित विनियम बनाते हैं, अर्थात् :—

1. ये विनियम हरियाणा नगरीय विकास (भूमि तथा भवन का निपटान) द्वितीय संशोधन विनियम, 2000, कहे जा सकते हैं।

2. हरियाणा नगरीय विकास (भूमि तथा भवन का निपटान) विनियम, 1978 (जिन्हें इसमें इसके बाद उक्त विनियम कहे गए हैं) में, विनियम 20 में, उप-विनियम (i) के स्थान पर, निम्नलिखित उप-विनियम रखा जायेगा, अर्थात् :—

“(i) भूखण्ड/भवन का पूरा मूल्य भुगतान करने पर, अन्तरिति, ऐसी रीति में, जैसा समय-समय पर इस निमित निर्दिष्ट किया जाये, इन विनियमों से संलग्न प्ररूप क्रमशः “च” तथा “ड” जैसी भी स्थिति हो, एक हस्तांतरण विलेख निष्पादित करेगा।”

3. उक्त विनियमों में, प्ररूप “ग” में, शर्त 13 के स्थान पर, निम्नलिखित शर्त रखी जायेगी, अर्थात् :—

“13. भूखण्ड/भवन के अनन्तिम मूल्य के 100 प्रतिशत के भुगतान पर, आप विहित प्ररूप में, तथा ऐसी रीति में जैसा कि सम्पदा अधिकारी द्वारा निर्दिष्ट किया जाये, हस्तांतरण अभिलेख निष्पादित करेंगे। पंजीकरण के प्रभार तथा स्टाम्प शुल्क आपके द्वारा भुगतान किए जाएंगे।”

4. उक्त विनियमों में प्ररूप “ग ग” में, शर्त II के स्थान पर, निम्नलिखित शर्त रखी जायेगी, अर्थात् :—

“(II) भूखण्ड/भवन के अनन्तिम मूल्य के 100 प्रतिशत के भुगतान पर, आप विहित प्ररूप में, तथा ऐसी रीति में जैसा कि सम्पदा अधिकारी द्वारा निर्दिष्ट किया जाये, हस्तांतरण अभिलेख निष्पादित करेंगे। पंजीकरण के प्रभार तथा स्टाम्प शुल्क आप द्वारा भुगतान किए जाएंगे।”

एन०सी० बधवा,

मुख्य प्रशासक,

हरियाणा नगरी विकास प्राधिकरण,

पंचकूला।

हरियाणा शहरी विकास प्राधिकरण

दिनांक 19 जुलाई, 2004

संख्या एथो-2004/25663.—हरियाणा शहरी विकास प्राधिकरण अधिनियम, 1977(1977 का अधिनियम 13), की धारा 54 द्वारा प्रदान की गई शक्तियों तथा इस निमित्त उन्हें समर्थ बनाने वाली सभी अन्य शक्तियों का प्रयोग करते हुये तथा राज्य सरकार के पूर्व अनुमोदन से उनके याद क्रमांक 10/1/98-2TCP, दिनांक 12 दिसम्बर, 2003 द्वारा सूचित हरियाणा नगरीय विकास प्राधिकरण, इसके द्वारा, हरियाणा नगरीय विकास (भूमि तथा भवनों की व्यवस्था), विनियम, 1978, को आगे संशोधित करने के लिए निम्नलिखित विनियम बनाते हैं, अर्थात् :—

1. ये विनियम हरियाणा नगरीय विकास (भूमि तथा भवनों की व्यवस्था) संशोधन विनियम, 2003, कहे जा सकते हैं।
2. हरियाणा नगरीय विकास (भूमि तथा भवनों की व्यवस्था) विनियम, 1978 (जिन्हें इसमें, इसके बाद, उक्त विनियम कहा गया है), में, विनियम 13 में, “क्षेत्र में विकास संकर्म” शब्दों के स्थान पर, “क्षेत्र के भीतर मूलभूत सुख-सुविधाएं” शब्द प्रतिस्थापित किए जाएंगे।
3. उक्त विनियमों में, प्ररूप ‘ग’ में, खण्ड 7 में, “क्षेत्र में विकसित संकर्म” शब्दों के स्थान पर, “क्षेत्र के भीतर मूलभूत सुख-सुविधाएं” शब्द प्रतिस्थापित किए जाएंगे।
4. उक्त विनियमों में, प्ररूप ‘गग’ में, खण्ड 6 में, “क्षेत्र में विकसित संकर्म” शब्दों के स्थान पर, “क्षेत्र के भीतर मूलभूत सुख-सुविधाएं” शब्द प्रतिस्थापित किए जाएंगे।
5. उक्त विनियमों में, प्ररूप ‘ग-I’ में, खण्ड 7 में, “क्षेत्र में विकसित संकर्म” शब्दों के स्थान पर, “क्षेत्र के भीतर मूलभूत सुख-सुविधाएं” शब्द प्रतिस्थापित किए जाएंगे।
6. उक्त विनियमों में, प्ररूप ‘ग-II’ में, खण्ड 6 में, “क्षेत्र में विकसित संकर्म” शब्दों के स्थान पर, “क्षेत्र के भीतर मूलभूत सुख-सुविधाएं” शब्द प्रतिस्थापित किए जाएंगे।

एन० सी० वधवा,

मुख्य प्रशासक,

हुडडा, पंचकुला।

HARYANA URBAN DEVELOPMENT AUTHORITY

The 19th July, 2004

No. Auth.-2004/25663.—In exercise of the powers conferred by Section 54 of the Haryana Urban Development Authority Act, 1977 (13 of 1977) and all other powers enabling it in this behalf, the Haryana Urban Development Authority with the previous approval of the State Government conveyed *vide* their memo No. 10/1/98-2TCP, dated 12th December, 2003, hereby makes the following regulations further to amend the Haryana Urban Development (Disposal of Land and Buildings) Regulation, 1978, namely :—

1. These regulations may be called the Haryana Urban Development (Disposal of Land and Buildings) Amendment Regulations, 2003.

2. In the Haryana Urban Development (Disposal of Land and Buildings) Regulation, 1978 (hereinafter called the said regulations), in regulation 13, for the words “development works in the area”, the words “basic amenities within the area” shall be substituted.

3. In the said regulations, in Form ‘C’, in clause-7, for the words “development works in the area”, the words “basic amenities within the area” shall be substituted.

4. In the said regulations, in Form ‘CC’, in clause-6, for the words “development works in the area”, the words “basic amenities within the area” shall be substituted.

5. In the said regulations, in Form ‘C-I’, in clause-7, for the words “development works in the area”, the words “basic amenities within the area” shall be substituted.

6. In the said regulations, in Form ‘C-II’, in clause-6, for the words “development works in the area”, the words “basic amenities within the area” shall be substituted.

N. C. WADHWA,

Chief Administrator,

Haryana Urban Development Authority, Panchkula.

[36—1]

HARYANA URBAN DEVELOPMENT AUTHORITY

The 29th November, 2004

No. Auth.-2004/36129.—In exercise of the powers conferred by Section 54 of the Haryana Urban Development Authority Act, 1977 (13 of 1977), the Haryana Urban Development Authority with the previous approval of the Haryana Government conveyed *vide* their Memo No. 10/1/96-2TCP, dated the 5th November, 2004, hereby makes the following regulations further to amend the Haryana Urban Development (Disposal of Land and Buildings) Regulations, 1978 namely :—

1. There regulations may be called the Haryana Urban Development (Disposal of Land and Buildings) Amendment Regulations, 2004.

2. In the Haryana Urban Development (Disposal of Land and Buildings) Regulations, 1978 (hereinafter called the said regulations), in regulation 5, after clause (7), the following clause shall be added, namely :—

“(7A) The payment of instalment(s) on due date is mandatory. In case the payment of instalment(s) is not made on due date, interest at the rate as may be decided by the Authority from time to time shall be chargeable on the delayed payment of instalment(s) irrespective of the fact whether the possession has been offered or not”.

3. In the said regulations, in Form C, after para 6, the following para shall be inserted namely :—

“6A. The payment of instalment(s) on due date is mandatory. In case the payment of instalment(s) is not made on due date, interest at the rate as may be decided by the Authority from time to time shall be chargeable on the delayed payment of instalment(s) irrespective of the fact whether the possession has been offered or not”.

4. In the said regulations, in Form CC, after para 5, the following para shall be inserted namely :—

“5A. The payment of instalment(s) on due date is mandatory. In case the payment of instalment(s) is not made on due date, interest at the rate as may be decided by the Authority from time to time shall be chargeable on the delayed payment of instalment(s) irrespective of the fact whether the possession has been offered or not”.

5. In the said regulations, in Form C-I, after para 6, the following para shall be inserted namely :—

“6A. The payment of instalment(s) on due date is mandatory. In case the payment of instalment(s) is not made on due date, interest at the rate as may be decided by the Authority from time to time shall be chargeable on the delayed payment of instalment(s) irrespective of the fact whether the possession has been offered or not”.

6. In the said regulations, in Form C-II, after para 5, the following para shall be inserted namely :—

“5A. The payment of instalment(s) on due date is mandatory. In case the payment of instalment(s) is not made on due date, interest at the rate as may be decided by the Authority from time to time shall be chargeable on the delayed payment of instalment(s) irrespective of the fact whether the possession has been offered or not”.

ALOK NIGAM,

Chief Administrator,

Haryana Urban Development Authority, Panchkula.

हरियाणा नगरीय विकास प्राधिकरण

दिनांक 29 नवम्बर, 2004

संख्या एथो-04/36129.—हरियाणा नगरीय विकास प्राधिकरण अधिनियम, 1977 (1977 का 13) की धारा-54 द्वारा प्रदान की गई शक्तियों का प्रयोग करते हुए, राज्य सरकार के पूर्व अनुमोदन से उनके पत्र क्रमांक 10/1/96-2TC P, दिनांक 5-11-2004 द्वारा सूचित हरियाणा नगरीय विकास प्राधिकरण, इसके द्वारा, हरियाणा नगरीय विकास (भूमि तथा भवनों की व्यवस्था) विनियम, 1978, को आगे संशोधित करने के लिए निम्नलिखित विनियम बनाता है, अर्थात् :—

1. ये विनियम हरियाणा नगरीय विकास (भूमि तथा भवनों की व्यवस्था) संशोधन विनियम, 2004, कहे जा सकते हैं।
2. हरियाणा नगरीय विकास (भूमि तथा भवनों की व्यवस्था) विनियम, 1978 जिसे, इसमें, इसके बाद उक्त विनियम कहा गया है, में, विनियम 5 के खण्ड (7) के बाद, निम्नलिखित खण्ड जोड़ दिया जाएगा, अर्थात् :—

“(7क) किस्त (किस्तों) का भुगतान देय तिथि को अनिवार्य है। यदि किस्त (किस्तों) का भुगतान देय तिथि को नहीं किया जाता है तो प्राधिकरण द्वारा समय-समय पर यथा विनिश्चित दर पर ब्याज, तथ्य का विचार किए बिना कि क्या कब्जा दिया गया है या नहीं” किस्त (किस्तों) के विलम्बित भुगतान पर प्रभारयोग्य होगा।
3. उक्त विनियमों में, प्ररूप ग में, पैरा 6 के बाद, निम्नलिखित पैरा रखा जाएगा, अर्थात् :—

“6क. किस्त (किस्तों) का भुगतान देय तिथि को अनिवार्य है। यदि किस्त (किस्तों) का भुगतान देय तिथि को नहीं किया जाता है तो प्राधिकरण द्वारा समय-समय पर यथा विनिश्चित दर पर ब्याज, तथ्य का विचार किए बिना कि क्या कब्जा दिया गया है या नहीं” किस्त (किस्तों) के विलम्बित भुगतान पर प्रभारयोग्य होगा।
4. उक्त विनियमों में, प्ररूप गग में, पैरा 5 के बाद, निम्नलिखित पैरा रखा जाएगा, अर्थात् :—

“5क. किस्त (किस्तों) का भुगतान देय तिथि को अनिवार्य है। यदि किस्त (किस्तों) का भुगतान देय तिथि को नहीं किया जाता है तो प्राधिकरण द्वारा समय-समय पर यथा विनिश्चित दर पर ब्याज, तथ्य का विचार किए बिना कि क्या कब्जा दिया गया है या नहीं” किस्त (किस्तों) के विलम्बित भुगतान पर प्रभारयोग्य होगा।
5. उक्त विनियमों में, प्ररूप ग-I में, पैरा 6 के बाद, निम्नलिखित पैरा रखा जाएगा, अर्थात् :—

“6क. किस्त (किस्तों) का भुगतान देय तिथि को अनिवार्य है। यदि किस्त (किस्तों) का भुगतान देय तिथि को नहीं किया जाता है तो प्राधिकरण द्वारा समय-समय पर यथा विनिश्चित दर पर ब्याज, तथ्य का विचार किए बिना कि क्या कब्जा दिया गया है या नहीं” किस्त (किस्तों) के विलम्बित भुगतान पर प्रभारयोग्य होगा।
6. उक्त विनियमों में, प्ररूप ग-II में, पैरा 5 के बाद, निम्नलिखित पैरा रखा जाएगा, अर्थात् :—

“5क. किस्त (किस्तों) का भुगतान देय तिथि को अनिवार्य है। यदि किस्त (किस्तों) का भुगतान देय तिथि को नहीं किया जाता है तो प्राधिकरण द्वारा समय-समय पर यथा विनिश्चित दर पर ब्याज, तथ्य का विचार किए बिना कि क्या कब्जा दिया गया है या नहीं” किस्त (किस्तों) के विलम्बित भुगतान पर प्रभारयोग्य होगा।

अलोक निगम,

मुख्य प्रशासक,

हुडा, पंचकुला।



Haryana Urban Development Authority

(ERECTION OF BUILDINGS)

REGULATION (WITH UP TO DATE AMENDMENT) 1979

HARYANA URBAN DEVELOPMENT AUTHORITY (ERECTION OF BUILDINGS)
REGULATIONS, 1979 ALONGWITH UPDATED NOTIFICATIONS

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HARYANA GOVERNMENT

HARYANA URBAN DEVELOPMENT AUTHORITY

Notification

The 5th March, 1979

No. LO-79/2339.—In exercise of the powers conferred by section 54(d) of the Haryana Urban Development Authority Act, 1977, and with the previous approval of the State Government conveyed *vide* their Memo No. 479-5(8)-2TCP-79/31, dated 14th February, 1979, the Haryana Urban Development Authority hereby publishes the following regulations for the erection of buildings in the Urban Estates set up by the Authority :—

PART I

1. **Title and Commencement.**—(a) These Regulations may be called the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979.

(b) These shall come into force at once.

(c) These Regulations shall apply to all the Urban Estates in Haryana State and to such other areas as the State Government may extend by notification in the official Gazette.

2. **Definition.**—In these Regulations, unless the context otherwise requires :—

(i) 'Abut' A buildings is said to abut on the street when the outer face of any of its external walls is on the street boundary.

(ii) 'Act' shall mean the Haryana Urban Development Authority Act, 1977.

(iii) (a) 'Ancillary zone' in the residential area shall mean a zone of building attached to and serving the main residential building. It shall include buildings such as garage, store-room, fuel store and servant quarters, but shall not include a guest-house capable of use as independent dwelling unit ;

(b) 'Ancillary zone' in industrial area shall mean the building ancillary to and serving the main industrial building and shall include Administrative building, godown, cycle shed, dispensary, canteen, electric sub-station and quarters for watch and ward staff but will not include residential accommodation for superior staff ;

(iv) 'Applicant' shall mean a person who gives notice to the Chief Administrator of his intention to erect or re-erect a building and shall include his legal representatives ;

(v) 'Architect' shall have the same meaning assigned to it in the Architects Act, 1972 ;

(vi) 'Architectural Control Sheets' shall mean sheets of drawing with directions signed by the Chief Administrator and kept in his office showing the measure of Architectural control and prepared under Regulation 14 ;

(vi) (a) 'Authorized Officer' means an officer of the Authority specifically authorised to perform certain functions under these Regulations ;

- (vii) 'Balcony' shall mean a cantilevered horizontal projection from the wall of a building without any vertical support and having a balustrade or railing not exceeding one metre in height and intended for human use ;
- (viii) 'Barsati' shall mean a habitable space on the roof of the building with/without toilet facilities ;
- (ix) 'Base' applied to a wall or a column, shall mean the underside of that part of the wall or of the column which immediately rests upon the footing or foundation or upon any bressummer or other structure by which such wall or column is carried ;
- (x) 'Basement' or 'Cellar' shall mean the lower storey of a building below or partly below ground level ;
- (xi) 'Building' shall mean any structure constructed for whatsoever purpose and of whatsoever materials and every part thereof whether used as human habitation or not and includes foundation, plinth, walls, floors, roofs, chimneys, plumbing and building services fixed platforms ; varandah, balcony, cornice or projection, part of a building or anything affixed thereto or any wall enclosing or intended to enclose any land or space and signs and outdoor display structures. Tents, shamianas and tarpaulin shelters shall not be considered as building ;
- (xii) 'Building Line' shall mean a fixed line, if any specified for a site beyond which no building within that site other than a compound wall shall project ;
- (xiii) 'Class of Building' shall mean a building in one of the following four categories—
 - (a) residential buildings ;
 - (b) commercial building ;
 - (c) warehouse and industrial buildings ; and
 - (d) public buildings ;
- (xiv) 'Canopy' shall mean a cantilevered projection from the face of a wall over an entrance to the building at the lintel level provided further that—
 - (i) it shall not exceed 5 sq. metres in area ;
 - (ii) it shall not be lower than 2.3 metres when measured from the ground ;
 - (iii) it shall not be allowed at more than one entry ;
 - (iv) it shall not extend 1.8 metres beyond the building line ; and
 - (v) there shall be no platform underneath it.
- (xv) 'Chhaja' or 'Sun Shade' shall mean a sloping or horizontal structural over hang usually provided over openings on external walls to provide protection from sun and rain.
- (xvi) 'Commercial building' shall mean a building used wholly or partially for shops, offices, banks or other similar purpose, but shall not include industries and motor garages ;
- (xvii) 'Courtyard' shall mean an area open to the sky within the boundary of a plot, which is enclosed or partially enclosed by building, boundary walls or railing and provides light and ventilation to one or more habitable rooms. It may be at ground floor level or any other level within or adjacent to a building ;
- (xviii) 'Engineer' shall mean a person holding any of the qualifications recognised by the Institute of Engineers (India) Civil Engineering Division for its associate membership and registered as such with an authorised officer of the Authority, whether employed for supervision of construction or for the preparation of structural drawing or both ;
- (xix) 'Erect or re-erect any building' includes,—
 - (a) any material alteration or enlargement of any building ;

- (b) the conversion by structural alteration into a place for human habitation of any building not originally constructed for human habitation ;
- (c) the conversion into more than one place for human habitation of a building originally constructed as one such place ;
- (d) the conversion of two or more places of human habitation into a greater number of such places ;
- (e) such alteration of a building as effect an alteration of its drainage or sanitary arrangements or materially effect its security ;
- (f) the addition of any rooms, buildings, out houses or other structures to any building ;
- (g) the construction in a wall adjoining any street or land not belonging to the owner of the wall, of a door opening on to such street or land ;
- (xx) 'External Wall' shall mean an outer wall or vertical enclosure of any building not being a part wall even though adjoining to a wall of another building and shall include a wall abutting on an interior open spaces of any building but shall not include an outer verandah wall ;
- (xxi) 'Factory' or Industrial building shall have the same meaning as defined in the factories Act, 1948 (Act LXIII of 1948).
- (xxii) 'Floor Area Ratio' (F.A.R.) shall mean the quotient obtained by dividing the multiple of the aggregate covered area on all floors and hundred by the area of plot i.e., F.A.R.,

$$= \frac{\text{Total covered area} \times 100}{\text{plot area}}$$
- (xxiii) 'Framed Building' shall mean a building the external walls of which are constructed of a frame of timber, iron, reinforced cement concrete or steel and such framing consisting of posts or columns and beams, filled in, wholly or partially covered with bricks, stones, iron plates, or other materials ; and the stability of which depends upon such framing ;
- (xxiv) 'Front' as applied to a building shall mean the portion facing the street from which it has access ;
- (xxv) 'Garage' shall mean a building or portion thereof used or intended to be used for shelter, storage or parking of a wheeled vehicle ;
- (xxvi) 'Ground floor' shall mean the storey which has its floor surface nearest to the ground around the building ;
- (xxvii) 'Habitable room' shall mean a room constructed or adopted to be used by some person either as a living room in which a part of the day is spent or a room in which some person may pass the night and shall include a kitchen but not include a bath-room, water closet or store-room ;
- (xxviii) 'Height' as applied to a building shall mean the vertical measurement of the building measured from the finished level of the centre of the street where such street exists or from the mean level of the ground adjoining the out side the external walls to half the height of the roof in the case of sloping roofs and to the highest level of the building in the case of buildings with flat roofs excluding the projected portions of mamties, flush, ducts, minarets and parapets not exceeding, three feet six inches in height. Height applied to a room shall mean the vertical measurement from the upper surface of the floor to the under surface of the ceiling of the same room ; joint and beams being allowed to project beneath the ceiling and in the case of sloping ceiling the height shall be the mean height of any such room ;
- (xxix) 'Licenced Plumber' shall mean a person registered with an authorised officer of the Authority for the purpose of these Regulations and possessing qualification as in schedule I ;
- (xxx) 'Loft' shall mean an intermediary floor between two floors on a residual space in a pitched roof above a residual normal floor level within a maximum height of 1.5 metres and which is constructed or adopted for storage purposes ;
- (xxxi) 'Mamti' shall mean a small structure erected on the roof of a building at the head of a stair case to protect such staircase from weather ;

- (xxxii) 'Material change of use' shall mean a change from one class of building to another ;
- (xxxiii) 'Mezzanine floor' shall mean an intermediate floor, between two floors, above ground level with area of mezzanine restricted to 1/3rd of the area of the lower floor and with a minimum height of 2.3 metres and shall not be lower than 2.3 metres above floor level ;
- (xxxiv) 'Party Wall' shall mean a common wall partly constructed on the plot of land, and partly on an adjoining plot and serving both structurally ;
- (xxxv) 'Plinth' shall mean the portion of a structure between the surface of the surrounding ground and surface of the floor, immediately above the ground ;
- (xxxvi) 'Plinth Level' shall mean the level of the ground floor of a building ;
- (xxxvii) 'Plinth height' shall mean the height of the ground floor above the street level measured from the level of the centre of the adjoining street ;
- (xxxviii) 'Premises' shall mean messuages ; buildings, lands easements and hereditaments of any tenure ;
- (xxxix) 'Public Building' shall mean a building used or constructed or adapted to be used ; either ordinarily or occasionally as a place of public worship, as a hospital, college, school, hotel-restaurant, theatre, public hall, public concert room, public lecture room, public exhibition hall or as a public place of assembly or entertainment for persons admitted there to by tickets or otherwise, or used or constructed or adapted to be used either ordinarily or occasionally for any similar public purposes ;
- (xxxx) 'Public sewer' shall mean a sewer constructed by Haryana Government or Haryana Urban Development Authority or a local authority ;
- (xxxxi) 'Rain Water pipe' shall mean a pipe or drain situated wholly above ground and used or constructed to be used solely for carrying off rain water directly from roof surfaces ;
- (xxxxii) 'Residential building' shall mean a building used or constructed or adapted to be used wholly or partially for human habitation and includes all garages, stables and other out buildings appurtenant thereto ;
- (xxxxiii) 'Registered Architect' shall mean an architect holding qualifications as prescribed in the Architects Act, 1972 and registered as such with an authorised officer of the Authority ;
- (xxxxiv) 'Site' shall mean a parcel (piece) of land enclosed by definite boundaries ;
- (xxxxv) 'Special Areas' shall mean the areas shown as such on the zoning plans in which Architectural Control sheets shall apply ;
- (xxxxvi) 'Storey' shall mean any horizontal division of a building so constructed as to be capable of being used as a living apartment, although such horizontal division may not extend over the whole depth or width of the building, but shall not include mezzanine floor ;
- (xxxxvii) 'Street' shall mean any road, footway, square, court, alley or passage accessible whether permanently or temporarily to the public and whether a thoroughfare or not and shall include every vacant space, notwithstanding that it may be private property and partly or wholly obstructed by any gate, post, chain or other barrier whether of houses, shops or other buildings abutting thereon, which is used by any person as means of access to or from any public place or thoroughfare, whether such persons be occupiers of such buildings or not, but shall not include any part of such space which the occupier of any such building has a right at all hours to prevent all other persons from using as aforesaid, and it shall include also the drains or gutters therein or on either side and the land whether covered or not by any pavement, verandah or other erection up to the boundary of any abutting property not accessible to the public ;
- (xxxxviii) 'Structural wall' shall mean a load bearing wall or a wall that carries load in addition to its own load ;
- (xxxxix) 'Sub-soil drain' shall mean a drain used or constructed to be used solely for conveying to any sewer (either directly or through another drain) and water that may percolate through the sub-soil ;
- (L) 'Temporary building' shall mean a building built of unburnt bricks, burnt bricks without mortar, corrugated iron, bamboo, thatch, wood, boarding or plywood but shall not include

a building built of burnt bricks cement blocks or stones laid in mortar. In no case, it shall be allowed to stand three months beyond the validity of the sanctioned plan expires ;

- (Li) 'Ware-house and industrial building' shall include a factory, a workshop or a motor garage ;
- (Lii) 'Zoning plan' shall mean the detailed layout plan of the sector or a part thereof as approved by the Chief Administrator showing the sub-division of plots, open spaces, streets, position of protected trees and other features and in respect of each plot, permitted land use, building lines and restrictions with regard to the use and development of each plot in addition to those laid down in the building rules ;

PART II

Procedure for submission of building application and execution of works

3. Application for erection or re-erection of building.—(i) Any person excepting those mentioned in Regulation 6, intending to erect or re-erect any building shall make an application in writing to the Estate Officer in form B.R.I. accompanied by the following documents, duly signed by a registered Architect.

- (a) a site plan as required by regulation 4.
- (b) a building plan or plans as required by regulation 5 and ;
- (c) details of specifications of the work to be executed in form B R II.

(ii) Every person giving notice under Regulation (1) shall appoint a registered Architect for the drawing up of plans. However, the supervision of erection or re-erection of the building may be undertaken by the Architect/Engineer.

(iii) The application plans and specifications shall be signed by the applicant and the registered Architect. In case where the supervising Architect/Engineer is different from the one who has prepared the designs, the plan shall be signed by both of them.

(iv) The application shall be accompanied by a scrutiny fee to be calculated at the rate of Rs. 1 per square meter of the floor area.

(v) A refundable amount of Rs. 200 shall be deposited by the applicant with the building application. This amount will be refundable to the applicant after construction of the building and after satisfying the Estate Officer or his representative regarding clearance of the site and removal of debris therefrom.

3-A. Preparation of zoning plans and passing of building plans.—The authority may constitute Committees for—

- (a) preparation of zoning plans;
- (b) Passing of building plans; and entrust such Committees with such powers and functions as it may deem proper.

4. Site Plan.—(1) The site plan shall be drawn to a scale of not less than:—

- (a) 1 to 200 for sites upto 1,000 square metres.
- (b) 1 to 400 for sites above 1000 square metres and under 4500 square metres.
- (c) 1 to 800 for sites of 4500 square metres and above.

(2) The site plan shall be prepared with the sufficient accuracy to enable the site to be identified and shall be submitted on distinct azo prints in quadruplicate, two of which shall be mounted on cloth. One mounted copy shall be returned to the applicant duly sanctioned or rejected, as the case may be. The site plan shall be fully dimensioned and shall show:—

- (a) the boundaries of the site.
- (b) the direction of the North point relative to the site.
- (c) the street or road adjoining the site with their width clearly dimensioned and names, if any, all existing road side, trees, lamp posts, or other features or structures likely to affect the approach to the building.
- (d) surrounding buildings in outline within distance of 15 metres from the boundaries of the site,

- (e) all existing buildings or structures on, over or under the site or projecting beyond it, in outline besides distinctly indicating the proposed building or buildings.
- (f) the area and proportion of the site to be covered by building/including existing buildings, if any.
- (g) dimension of open spaces on the front, rear and the side of the building.
- (h) the levels of the site and of the plinth of the building in relation to those of the neighbouring streets, also the levels of all courtyards and open spaces in relation to the bed levels of the existing drains and sewers in the street or streets into which the building or site is to be drained;
- (i) method of disposal of waste, water, sewerage and storm water and;
- (j) position of water supply.

5. **Building Plan.**—(a) the building plan or plans shall be drawn to a scale not less than that given below:—

- (i) 1 : 50 for plots up to 1000 square metres in size.
- (ii) 1 : 100 for plots over 1000 square metres.

(b) These shall be submitted on distinct Azo prints in quadruplicate, two of which shall be mounted on cloth. One mounted copy shall be returned to the applicant duly 'sanctioned' or 'Rejected' as the case may be, these plans shall, *inter alia*, indicate:—

- (i) the plans of all the floors, all external elevation and sections (longitudinal and cross) illustrating distinctly all the different levels through floors stair case, W.C. bath, kitchen and garage.
- (ii) the plinth level of the building with reference to the level at the centre of the street or street on which the proposed building is to abut.
- (iii) the schedule indicating the sizes of the doors, windows, openings and other necessities of ventilation of each room.
- (iv) the means of access to the building and its various floors together with the means of escape in case of fire; if required under the specific rules.
- (v) In the case of proposed additions and alterations to an existing building, all new walls on the plan by indelible distinctive colours with a key to the colours used;
- (vi) the proposed method of drainage, including the position, levels and dimensions of all privies, urinals, drains and the method of disposal of sewage, sullage and storm water in full detail.
- (vii) North point relative to the plan of the building.

Note.—In case of large buildings various blocks of the building may be drawn on separate sheets.

6. **Type Plans.**—In case the applicant wishes to follow type (Standard) design of a building approved by an authorised officer of the authority, he may obtain the same from the Estate Officer at the prescribed fee. Such an applicant need not submit the building plan sanctioned from the Estate Officer, provided he constructs the building strictly in accordance with the standard design. He shall, however, have to obtain formal permission from the competent authority for starting construction of the building and shall also intimate date of commencement of construction of building to the Estate Officer.

7. **Information necessary to validate application.**—No application under Regulation 2(i) shall be considered to be valid, unless it is made on the prescribed form and is accompanied by the requisite number of plans and documents together with the required fees, if any. In case of failure of such compliance, the application together with plans shall be returned to the applicant for resubmission in accordance with the Regulations.

8. **Permission to erect or re-erect.**—After an application in the prescribed form containing the required information and accompanied by necessary documents and fees as mentioned in Regulation 3 is received, the Estate Officer, shall, after making such inquiry as he may consider necessary, pass an order either sanctioning it or rejecting in form BR III.

9. **Validity of sanctioned plan.**—If a building is not completed within two years of the date of permission, the permission shall be deemed to have lapsed with respect to that portion of the building which has not been completed. In regard to the incomplete portion a fresh application along with the sanctioned set of plans together with prescribed fee shall be submitted.

10. **Notice of commencement of work.**—A person who has been given permission under Regulation 8 and intends to commence erection or re-erection shall give to the Chief Administrator or to any person authorised by him in this behalf, not less than a week's notice in writing of the date and time at which the erection or re-erection of the building will commence.

11. **Completion of building.** (1) Every person who intends to occupy a building or a part thereof shall apply for the occupation certificate in form BR IV, which shall be accompanied by a certificate in form BR V duly signed by the Architect/Engineer.

(2) No person shall occupy or allow any other person to occupy any new building or a part thereof for any purpose whatsoever until such building or a part thereof has been certified by the Estate Officer having been completed in accordance with the permission granted and an occupation certificate has been issued in his favour in form BR VII.

(3) The occupation certificate shall not be issued unless debris and rubbish consequent upon the construction has been cleared from the site and its surroundings and the building is completed as per sanctioned plan. However, provisional occupation certificate pending the issue of final certificate may be issued for a period not exceeding six months in case where one habitable room, a kitchen and a toilet forming a part of the sanctioned plan is completed.

PART III

Part III Siting, Planning and Architectural Control

12. **Use of site type and character of building.**— (1) Type and character of buildings including ancillary buildings that may be erected or re-erected on a site and the purpose for which these may be used shall not be other than that shown in the approved zoning plan.

(2) Every building that may be erected or re-erected on a site shall, in addition to the foregoing restrictions, comply with the restrictions shown on the zoning plan. The Architectural/Frame Control Sheets, wherever applicable, shall have precedence over the zoning plan or the building Regulations.

(3) Except as otherwise expressly provided at the time of sale, not more than one building unit shall be erected on any one floor of a building on a site.

Note.—'Building unit means a self contained building with such out buildings as are ordinarily ancillary to the main building used in connection therewith and physically incapable of sub-division into two or more independent building unit. A building unit may, however, be owned by an individual or be jointly and severally owned; provided it remains in a single indivisible ownership.

13. **Proportion of the site which may be covered with buildings.**—(a) The proportion up to which a site may be covered with buildings including ancillary building shall be in accordance with the following slabs, remaining portion of the site shall be left open in the form of an open space around the building or a courtyard.

(i) RESIDENTIAL

- | | |
|---|--|
| (a) for the first 225 sq. Metres of the total area of the site | .. 55 per cent of the area of the site. |
| (b) for the next 225 sq. metres i.e., portion of the area between 225 and 450 sq. Metres. | 35 per cent of such portion of the site. |
| (c) for the remaining portion of the site i.e., for the portion of the area exceeding 450 sq. Metres. | 25 per cent of such portion of the site. |

Provided that in the cases of sites measuring 100 sq. Metres or less under any scheme relating to houses for "economically weaker sections" framed by the Government, Housing Board, Improvement Trust or any local Authority, the Authority may relax the above conditions upto a maximum of 66 per cent coverage.

(b) Subject to the restrictions shown in the zoning plan or the Architectural/Frame Control Sheet, the maximum height of any building measured from the crown of the adjoining street to the top of the highest point of roof or parapet level, excluding chimney stacks and water tanks shall not exceed 11 metres :

Provided that a basement, not exceeding the maximum permissible coverage on the ground floor (excluding the area under public corridors) and intended to be used only for parking, servicing and storage may be allowed if it satisfies the public health and structural requirements.

(ii) INDUSTRIAL

Area of the site	Maximum permissible coverage on ground	Maximum permissible FAR excluding the ancillary zone	Maximum height of the industrial building
(a) For the first 4500 sq. Metres of the area of the site	55% of such portion of the site	55%	21 Metres.
(b) For the portion in excess of 4500 sq. Metres	40% of such portion of the site	40%	21 Metres.

In addition to the above, 5 per cent of the site area may be covered in the ancillary zone for buildings such as garages, cycle stand, quarter for watch and ward staff transformer room etc.

Provided that such buildings shall be single storeyed not exceeding 4.0 Metres in height.

Provided further that a basement, not exceeding the maximum permissible coverage on the ground floor (excluding the area under public corridors) and intended to be used only for parking, servicing and storage may be allowed if it satisfies the public health and structural requirements.

(iii) COMMERCIAL

In the case of sites for shop and residential purposes or for shopping booths, the coverage on each floor shall be in accordance with the architectural control Sets:

Provided that a basement, not exceeding the maximum permissible coverage on the ground floor (excluding the area under public corridors) and intended to be used only for parking, servicing and storage may be allowed if it satisfies the public health and structural requirements.

(iv) INSTITUTIONS AND OTHER PUBLIC BUILDINGS

(a) Coverage.—The maximum permissible coverage (including covered parking) on a plot of the size mentioned in column 1 below shall be as shown in column 2 below :—

Area of plot	Maximum permissible coverage on ground floor	Maximum permissible F.A.R.
Upto 10,000 Sq. Metres	.. 33% of the area of the plot	100%
Above 10,000 Sq. Metres	.. 25% of the area of the plot	100%

(b) Set backs.—Every institutional building shall be constructed with set backs as provided in the Zoning plan prepared for the site ;

Provided that a basement not exceeding the maximum permissible coverage on the ground floor (excluding the area under public corridors) and intended to be used only for parking, servicing and storage may be allowed if it satisfies the public health and structural requirements.

'Explanation 1'.—The following portion shall not be considered as covered area ; namely :—

(i) Sunshade, Chhajja, architreave cantilevered from the face of any wall upto 0.75 metres beyond the wall and at a height not lower than 2.3 metres.

(ii) A peragola constructed purely for Architectural effects.

'Explanation 2'.—A vertical shaft open to sky of a minimum size 1.25 M×1.50 M may be provided for ventilation to toilets, baths and W. Cs. only, but it will be counted towards covered area.

14. Architectural Control.—In the case of building sites where architectural control is considered necessary by the Chief Administrator, he shall cause to be prepared architectural control sheets for this purpose, showing the extent of architectural control on the various units of the building or on a portion of such buildings, in the following respects :—

- (i) Compulsory elevations for a particular building or a row of buildings.
- (ii) Compulsory height on the front or on any side exposed to view from a street upon which a building shall have to be erected and completed within a certain period.
- (iii) Compulsory height of floors.
- (iv) Compulsory height and design of Cornices, sills and top of windows in the first and subsequent storeys.
- (v) Compulsory building line along which the building shall have to be erected and completed within a certain period.
- (vi) Compulsory type designs of balconies.
- (vii) Compulsory use of materials, texture and colour.

15. Height of Mezzanine Storey and internal balconies.—(1) A mezzanine floor or internal balcony shall not be permitted unless the height of the room is at least 5.2 metres and such mezzanine floor or balconies do not cover more than one-third of the room area.

(2) The height of such mezzanine floor or internal balcony shall not be less than 2.3 metres and it shall not be lower than 2.3 metres above the floor level.

16. Minimum provision with regard to residential buildings.—No building for residential use shall be constructed or allowed to be used till every dwelling unit, besides a living room or rooms provides for a kitchen and toilet facilities.

17. Minimum area of courtyard for purposes of ventilation.—The minimum superficial area of every enclosed courtyard of a residential building upon which habitable rooms abut shall be one-fourth of the aggregate floor area of the rooms and verandahs. On the ground floor abutting on the courtyard ; provided that such courtyard shall not be less than 12.0 sq. metres in area and the minimum width of every such courtyard in any direction shall not be less than 3.00 metres. In determining the said aggregate, floor area of the rooms and verandahs abutting on the courtyard :—

- (a) only one half of the floor area of such rooms and verandahs as abut on another courtyard or an open space or road not less than 4.5 metres in width shall be taken in account ;
- (b) any room which is separated only by an open verandah from courtyard shall for the purpose of this rule, be deemed to abut on such courtyard.
- (c) the area of the courtyard for the purposes of this rule shall be the area open to sky, clear of all projections.

18. Minimum size and requirement of ventilation regarding a habitable room.—Every habitable room including a shop :—

- (i) shall be of a height of at least 2.75 metres in every part from floor to ceiling ;
- (ii) shall have a clear floor area of not less than 9.5 square metres and with not less than 2.4 metres.
- (iii) shall be provided for the purposes of light and ventilation with doors and windows or other apertures which shall have total opening of not less than one-fourth of the floor area of the room.

19. Bath room and water closet.—(a) The size of the bath room shall not be less than 1.5 metre \times 1.2 metres or if it is a combined bath and water closet its floor area shall not be less than 3.0 square metres with a minimum width of 1.2 metres.

(b) The minimum floor area of a water closet shall be 1.1 square metres, this smallest side being 0.85 metres. It shall be provided with permanent ventilation of minimum of 0.2 square metre, in addition to the door and a window opening directly to the outside air of not less than one-fourth of the floor area.

20. Height of boundary wall and fence and type of gate.—The height and design of the boundary wall or fence and gate shall be in accordance with the provisions of the zoning plan and shall conform to the pattern laid down for such a plot on the zoning plan :—

Provided that where no zoning plan has been prepared, the height and design of the boundary wall or fence and gate shall be as specified by the Chief Administrator.

PART IV—STRUCTURAL MATERIALS AND CONTROL

21. Materials.—All materials to be used for the erection or re-erection of a building shall conform to the specifications and standards laid down in the Punjab Public Works Department specifications 1963 edition, as adapted by Haryana Government or as may be laid down by the Authority from time to time.

22. Site.—No person shall erect or re-erect any building on any ground which has been filled up with offal or offensive vegetable or animal matter, or upon which any such matter is deposited unless and until the Estate Officer certifies that such matter has been properly removed by excavation or otherwise become or been rendered innocuous.

23. Foundations.—(1) The foundations of every building shall be so constructed as to sustain the combined dead load of the building and the super imposed load and to transmit those loads to the sub-soil in such a manner that the pressure on the subsoil shall not exceed the safe pressures specified below:—

	Safe allowable pressure in M. Ton/Sq. Metre	At and beyond depths of
Soft wet pasty or muddy	5 M.T.	2.5 Metre
Clay	4 M.T.	1.5 Metre
Alluvial earth	5	1.5
Artificial filling	3	.5
Loams (loose)	8	.5
Loams (compact)	11	.5
Sandy loam	16	.75
	16	1
	8	.5
Clay loose	11	.75
	8	1

For eccentric loads, the maximum safe allowable pressure may exceed the values given above by 10 per cent.

(2) The loads shall not cause such settlements of the building or any part of the building as may impair its stability.

(3) For buildings more than 3 storey high, foundations shall be designed after making standard tests or establishing the safe bearing pressure of the soil and the foundation shall be taken down to such a depth or so constructed as to render the building immune from damage from upheaval and movements due to seasonal variations in the content of the moisture in the ground.

24. Damp proof-course.—(1) Every wall of a public building or domestic building (including a pier forming a part of the wall or a compound wall) shall be provided with a damp proof course except when built of material such as cement concrete (50 Kilogram cement, 0.7 Cub Meter sand and 0.14 Sub Meter course aggregate) with or without the addition of any commercial damp proofing material.

(2) Materials specified as damp proof course shall be as indicated in the Punjab Public Works Department specifications 1963 edition or as laid down by the Authority from time to time.

(3) In external walls, the horizontal damp proof course shall be laid immediately above the plinth protection and a vertical damp proof course shall be provided on the interior face of the wall extending between the level of the horizontal damp proof course and the level of the upper surface of the concrete in the finished floor.

(4) In an internal wall, the horizontal damp proof course shall be laid in level with the upper surface of the concrete in the finished floor. The continuity of damp proof course between the internal and the external wall shall be secured by the insertion of bitumenised bricks or cement concrete bricks laid in cement mortar or any other damp proof materials.

25. **Loads.**—In addition to the dead load, the building shall be designed for the following live loads:—

Type of floor	Minimum live load Kg. per Square metre of floor area
1. Roofs (Flat)	150
2. Floors for residential purposes including dwelling houses	200
3. Floors of tenements, hospital ward, bed room and private sitting room in hostel and dormitories.	200
4. Offices floors other than entrance hall floors of light work rooms	250 to 400
5. Floors of banking halls, office entrance halls and office floors below entrance halls and reading rooms.	300
6. Shops, floors used for the display and sale of merchandise floors of class rooms in schools—floors of work rooms generally; garages for vehicles not exceeding 2.5 tons gross weight, floors of places of assembly with fixed seating, churches, chapals, restaurants, circulation space in machinery halls, power station etc. where not occupied by plant or equipments.	400
7. Floors of warehouses workshops factories and other buildings of similar category for light weight loads; office floors for storage and filing purposes of floors of places of assembly without fixed seating, public rooms in hostels/hotels dance halls waiting halls etc.	500
8. Floors of warehouse workshop factories and other buildings of similar category for medium weight loads, floors of garages for vehicles not exceeding 4 tons gross weight.	750
9. Floors of warehouses, workshops, factories and other buildings of similar category for heavy weight loads, floors of book stores, roofs and pavement lights over basement projecting under public foot paths.	1000
Stairs, corridors landings and balconies not liable to over crowding.	
For item No. 1 loading	200
For item No. 2 loading	300
For all other classes	500
Balconies liable to overcrowding	500

26. **Floors.**—All floors of every building including floor of kitchen bathrooms, latrines, urinals shall be damp and rot proof and shall be constructed of materials so treated as to protect it from white ants, dry rot, wet rot, as per Punjab Public Works Department Specifications 1963 edition or as laid down by the Authority from time to time.

27. **Walls.**—(1) No wall shall be constructed of easily inflammable materials. for the purpose of this Regulation, easily inflammable material will not include teak, sal, shisham and deodar, kail wood or other wood as per I.S.I. specifications for such work.

(2) No masonry wall other than party wall shall be built in clay mortar to a greater height than one storey and such walls shall be plastered or pointed, so as to render it impermeable and damp proof. The minimum thickness of such a wall shall in no case be less than 20 centimeter.

28. **Thickness of walls.**—Where walls of buildings are constructed of bricks, stones, blocks or of other hard and incombustible material laid in horizontal beds of courses, every wall or part of a wall shall be so designed and constructed as to be capable of safely sustaining and transmitting the dead loading and the superimposed loading to which it may be subjected (calculated in accordance with the Schedule II annexed to these Regulations so far as it is applicable) and the horizontal and inclined forces to which it may be subjected without undue settlement or deflection and without exceeding the intensity of pressure on the materials as given under :

Maximum permissible uniformly distributed comprehensive stresses on walls with slenderness ratio of unity.

Cement	Lime	Sand	Max stress in KG/Sq. Cm. corresponding to bricks of crushing strength in KG/Square Cm.		
			35	70	105
1	..	3	3.5	7.0	10.5
1	..	4	3.5	7.0	10.0
1	1	6	3.5	7.0	10.0
1	2	9	3.5	5.0	8.5
1	6	6	3.5	5.5	8.5
1	3	12	2.5	5.0	7.0
..	1	2	2.5	5.0	7.0
..	1	1.5	2.5	4.0	5.5
Burnt bricks in mud mortar			..	3	
Coursed rubble masonry (other than Ashlar in cement mortar 1 : 4)			..	10	
Coursed rubble masonry (other than Ashlar in lime mortar 1 : 2 or cement mortar 1 : 6.5)			..	5	
Random rubble masonry in cement mortar 1 : 4			..	9.0	
Random rubble masonry in lime mortar 1 : 2 or cement mortar 1 : 6			..	4.5	
Ashlar masonry in cement mortar 1 : 3 with 1 : 3 : 6 mass concrete backing			..	13.00	
Ashlar masonry in lime mortar 1 : 2 or cement mortar 1 : 6 with 1 : 4 : 8 mass concrete backing			..	6.5	

Explanation.—Average crushing strength of individual burnt bricks when determined by standard test approved by the Estate Officer to be not less than 105 Kg. Sq. Cm. Allowable stress can be increased by 20 per cent in the case of local loadings.

For occasional loads such as wind and earth quakes the allowable stress can be increased by 33 per cent.

When sheering or tensile stress occurs the permissible stress to be taken is one-tenth of the maximum pressure figures given above.

29. **Slenderness ratio.**—Slenderness ratio must not exceed 12 and reduction in the permissible pressure figure given for slenderness ratio exceeding six shall be carried on according to the table given below :—

Slenderness ratio	Reduction in maximum permissible pressures due to slenderness ratio exceeding six
7	10%
8	20%
9	30%
10	40%
11	50%
12	60%

Explanation.—Slenderness ratio on any storey height of a wall or pier is the ratio of the effective storey height to the thickness of the wall. The effective storey height to be taken as :—

For wall with no lateral support at top	.. $1\frac{1}{2}$ actual storey height
For wall with no lateral support at top	.. $\frac{3}{4}$ actual storey height
Piers with no lateral support at top	.. 2 actual storey height
Piers with lateral support at top	.. actual storey height

30. **Hollow bricks and block walls.**—Where any wall or any part of a wall is constructed as a hollow wall :

(1) The cavity between the inner and outer parts of the wall shall throughout be of a width not exceeding 10 centimetre (Cm).

(2) The inner and outer parts of the walls shall be securely tied together with suitable bonding ties of adequate strength of vulcanized iron tarred and sands stone wire, copper, bronze or other suitable materials the ties being placed at distances apart not exceeding 1 metre horizontally and 0.5 metre vertically.

(3) The inner and the outer parts of the wall shall each be not less than 10 cm. thick throughout except that in a wall not exceeding 6 metres length and 6 metres in height, the thickness of each part may not be less than 10 cm. throughout if all courses of less height than 15 cm. are put together with cement mortar or the wall has atleast twice the number of ties required by the preceding clause.

(4) The cavity may be reckoned as part of the thickness prescribed for walls by these rules where such thickness does not exceed 20 cm. but shall not be so reckoned where such thickness exceeds 20 centimetres. All external cavity walls shall be ventilated.

31. **Roofs.**—(1) Every roof shall be weather proof and fire resistant and in no case shall be built of mat, sirki, cloth, grass or thatch or any other easily inflammable materials and it shall be structurally safe against dead and live loads as prescribed in rule 27 above and prevailing wind pressure.

(2) Subject to above provision, every roof shall be of any material and specifications as prescribed in chapter 13 of the Punjab Public Works Department specifications 1963 edition or as laid down by the Authority from time to time.

STAIRCASES

32. **Staircases in residential buildings.**—Every building of more than one storey high intended to be used as a single family or two family residential building shall be provided with at least one staircases having minimum width of 0.8 metre constructed of fire resisting materials throughout.

33. **Residential buildings with multiple dwelling units other than the above commercial, public and industrial buildings.**—(i) Every building intended to be used as a multiple residential building or a commercial or public or industrial building shall be provided with at least one stair case extending from ground floor level to the highest floor having minimum clear width in accordance with the following table :—

Number of users upto 100	.. 1.2 metres
--------------------------	---------------

Increase 0.025 metre for every additional 15 persons until a maximum of 2.75 metre is reached.

(ii) Single staircase of the width mentioned above may be replaced by two staircases each of a width at least equal to two-third the width prescribed for a single staircase provided neither of the two substituted staircases shall be less than 1.2 metre in width. Staircase so provided shall be built in fire resisting materials.

Explanation.—For the purpose of this rule each 5 sq. metre of floor space in the case of non-residential building and 10 sq. metre of floor space in the case of residential building shall be deemed to be occupied by one person.

34. **Minimum dimension of steps.**—(a) No stair in a residential building shall have a rise of more than 0.20 metre and a tread of less than 0.25 metre.

(b) No stair in a commercial, public or industrial building shall have a rise of more than 0.18 and a tread of less than 0.27 metres.

(c) Notwithstanding anything contained in sub-rule (a) and (b) above, stair cases in private portions of public buildings or warehouses and industrial building not open to the general public may be of the sizes and materials mentioned in rule 34.

35. Materials.—All staircases and walls enclosing the staircases in public buildings and warehouses and industrial buildings be of fireproof materials.

36. Uniformity in treads and riser in staircases.—Treads and riser of each flight of a staircase or of several flight in the same staircase in a public building or a warehouse and industrial or a residential building shall be of uniform width and height.

37. Location of staircases.—No part of the second or of any higher storey of any building shall be more than 30 metre from some staircase or ramp leading to the ground floor.

38. Ventilation of staircases.—Every staircase shall be adequately ventilated and lit to the satisfaction of the Estate Officer.

39. Headroom in staircase.—The minimum clear head room in any staircase shall be 2.10 metres measured from the top of the riser to the most dependent portion of the ceiling above.

40. Provision of hand rails.—(i) In every staircase at least one hand rail shall be provided.

(ii) Where steps are provided from the ground to the building, hand rail may not be provided if the steps do not go above 1.5 metre height and are not less than 1 metre in width.

LOBBIES, CORRIDORS, PASSAGES AND BALCONIES

41. Lobbies, Corridors, Passages and Balconies.—The minimum width of any lobby, corridor, passage or balcony in a residential building shall be at least 0.9 metre and shall be of fire resisting materials and shall be carried on support of fire resisting materials.

42. Residential buildings with multiple dwelling and commercial public and industrial building.—The minimum width of any lobby, corridor, passage or a balcony in these buildings shall be as given below :—

(a) No. of users from 1 to 20 ... 0.9 metre.

(b) No. of users from 20 to 100 ... 1.2 metre.

Increase 0.025 metre for every additional 15 persons until a maximum of 2.75 metre is reached.

Walls and roofs shall be of fire resisting materials and shall be carried on supports of fire resisting materials.

CHIMNEYS AND FLUES

43. Application.—Regulations in this section shall not apply to the erection or re-erection of chimney shafts for the furnaces in commercial or industrial buildings, the design of which shall be specially approved by the Estate Officer but they shall apply to the erection or re-erection of chimney shafts for open fires and small domestic boilers.

Explanation.—Small domestic boilers shall mean boilers which do not require flues exceeding 500 sq. cms. in area.

44. Materials.—Every chimney shall be constructed of burnt bricks concrete bricks or blocks or of any other good hard and incombustible material properly and solidly put together.

45. Design and construction.—Every chimney which is built against or forms a part of a wall and extends to or below the surface of the ground shall be built on solid foundations which shall comply with the requirement of the rules relating to the foundations of structural walls. It shall have a damp proof course at the top and if the wall with which it is built requires to be provided with a damp proof course at the bottom the chimney shall be provided with the same. Also it shall be properly bonded or otherwise securely tied with the wall which it is built.

46. Floor beneath fire place.—Floors beneath and around every fire place shall be of concrete or similar fire proof materials and shall project suitably.

47. Jambs and backs of fire place.—The jambs of a fire place opening shall be of adequate width and the back of the chimney opening in a party wall shall be 20 cm. thick upto 30 cm. above the top of the opening. Where the flues in a party wall are not back to back the required 20 cm. of solid wall at back of the fireplace shall be carried upto the floor of the room above.

In an external or internal wall the back of the opening and all sides of the flues shall be at least 10 cm. thick.

48. Flue size.—Every fireplace shall have a flue giving a brick opening of not less than 20 cm × 20 cm. or not less than 75 sq. cms if a pipe is used.

49. Treatment of inside of chimney flues.—The inside of every chimneys flue shall be properly rendered or pargetted as such flue is carried upward unless the whole flue is built with fire brick or fire proof piping of fireclay of at least 2 cm. in thickness in which case the spandrel angles shall be filled in solid with brick work or other incombustible materials.

50. Wood work in chimneys.—In any wall no timber shall be placed nearer than 20 cm. to the inside of any flues or chimney opening except that wooden plugs in any wall or chimney breast can be driven nearer than 15 cm to the inside of any flue or chimney opening.

Under any chimney opening no timber shall be within 40 cm. from the upper surface of the hearth.

51. Chimney stacks.—(a) Chimney stacks or smoke flues shall be carried upto a height not less than 1 metre and not more than six times the least width of the chimney above the adjoining roof and shall be built atleast 10 cm. thick. The maximum height for any stack may be exceeded if it is adequately secured against overturning.

(b) Height of chimney stack may be reduced to 45 cm. when the roof is made upto fire resisting materials. The top six courses of all stacks shall be built in cement mortar.

52. Pipes for conveying smoke.—No pipe for the purpose of conveying smoke or other products of combustion shall be allowed to project through the wall externally. Elsewhere such pipes may be of mild steel 4 mm thick or of cast iron complying with the Indian Standard Specification for pipes or of sheet metal for domestic cooking ranges only and shall be fixed at a distance of at least 20 cm. from any combustible.

DRAINAGE AND SANITARY INSTALLATIONS GENERAL

53. Notice of or carrying out drainage work and application for permission.—(1) No person shall carry out any water-borne sanitary and drainage installations or carry out any works connected therewith within any building or site without the previous permission of the Estate Officer.

(2) Every person who intends to carry out these works shall apply for permission as laid down in regulation 39.

54. Work to be executed under the supervision of plumber.—Execution of all works for the laying out of any drainage system or for the carrying out of water borne sanitary installations shall be done through a licenced plumber, duly registered with the Authority and holding any of the qualifications laid down in Schedule I to these Regulations.

BASIC REQUIREMENTS FOR WATER BORNE SANITARY INSTALLATION

55. Adequacy of water supply for the installation of water borne sanitary installations.—Before undertaking the installation of water-borne sanitary system in any building to the premises shall be ensured to the satisfaction of the Estate Officer.

56. Sanitary fitting and execution of works to conform to P.W.D. specifications.—All sanitary fittings, drainage pipes including soil and waste pipes and other articles used in the execution of these works shall be as per standards and specifications laid down for such articles in the Punjab Public Works Department specifications 1963 edition as adapted by Haryana Government or as laid down by the Authority from time to time and if there are no standards or specifications laid down for any article in the Punjab Public Works Department specifications, then the articles shall be as per standards specifications laid down by the Indian Standard Institute and if there is no specification or standard laid down by the Indian Standard Institute, then the articles shall be as per British Standards.

57. All drainage system to be air smoke and water tight.—All drainage system including joints shall be air smoke and water tight and shall be capable of resisting a pressure of atleast 1.5 metre head of water.

58. Net work of foul and waste water drainage to be kept separate.—The net work of foul water drainage and the net work of waste water drainage shall be designed according to requirements of National Building Code.

59. Junctions.—Every drain including a pipe draining into any other drain or a pipe sewer shall join the latter obliquely in the direction of the flow of the latter.

SANITARY FITTINGS

60. Minimum sanitary facilities in various types of buildings.—(i) Dwelling with individual conveniences shall be at least the following fitments:—

(a) One bath room provided with tap ;

(b) One water closet ; and

(c) One nahani or sink either in the floor or raised from the floor.

Where only one water closet is provided in a dwelling the bath and water closet shall be separately provided (ii) the requirements for fitments for drainage and sanitation in the case of buildings other than residences such as office buildings, factories, cinemas, concert Hall, theatres, hospitals, hotels, restaurants, schools and hostels be in accordance with National Building Code issued by the Indian Standard Institution, New Delhi with such modifications as may be made by the said institutions from time to time.

61. Water closet.—(1) Every water closet pan shall have an efficient syphon trap with a minimum water seal of 75 mm beneath so that sufficient water seal, between the pan and any drain or soil pipe is maintained.

(2) No part of the water closet apparatus shall directly connected with water supply distributing pipe for flushing and cleaning of the pan, a special close cistern with suitable ball cock and of not less than 12 liters capacity shall be provided.

(3) The capacity of every reserve tank shall be at the scale of 70 liters not for one water closet connected to the tank and 180 liters for each additional seat in the same premises.

(4) No self-acting or automatic flushing apparatus be constructed or fixed except with the prior permission of the Estate Officer.

(5) Where the water closet discharges into a soil pipe which also receives discharge from another water closet, the trap of the water closet shall be ventilated by a pipe which shall:—

- (a) have an internal diameter of not less than 50 cm.
- (b) be connected with the arm of the soil pipe at a point not less than 7.5 cm and not more than 30 cm from the highest part of the trap, on that side of the water seal which is nearer to the soil pipe and in the direction of the flow; and
- (c) either have an open end as high as the top of soil pipe or be carried into a soil pipe at a point not less than 2.0 metre above the highest connection to the soil pipe.

62. Urinals.—A urinal connected with a building which has a supply of water, laid on, shall comply with the following requirements:—

- (i) the urinals shall be provided with a basin, stall through or other suitable receptacle or receptacles of non-absorbent material;
- (ii) the outlet from the receptacle or receptacles shall be provided with an efficient grating;
- (iii) the urinal shall be provided with suitable apparatus for effecting flushing and cleansing the receptacles provided;
- (iv) no part of the urinal apparatus, other than the flushing apparatus, shall be directly connected with a supply or distributing pipe;
- (v) if the urinal can be entered from within the building and is constructed to discharge into a waste pipe, which also receives the discharge from another urinal, or from a water closet, bath sink, bidet or lavatory basin, the trap of the urinal shall be ventilated by pipe which shall—
 - (a) be of an internal diameter not less than that of the trap or 50 mm whichever is less;
 - (b) be connected with the waste pipe from the urinal at a point not less than 7.5 cm and not more than 30 cm from the highest part of the trap, on that side of the water seal which is nearer to the waste pipe; and
 - (c) either have an open end as high as the top of the waste pipe or be carried into a waste pipe at a point not less than 1.0 meter above the highest connection to the waste pipe.

LAYING OUT OF DRAIN AND INSTALLATION OF DRAIN PIPES

63. Laying of drains.—(1) Every drain shall—

- (a) be of a suitable size, and if it is intended for the conveyance of foul water shall have an internal diameter of not less than 100 mm.
- (b) be laid with a suitable fall and where practicable in a direct line. The standard gradient shall be 1 in 40 for a 100 mm drain and 1 in 80 for 150 mm drain. The maximum and minimum gradients shall respectively be 1 in 20 and 1 in 80 for a 100 mm drain and 1 in 40 and 1 in 140 respectively for a 150 mm drain.

(2) (a) A drain shall not be constructed so as to be within or under any building, except in a case where any other situation is impracticable.

(b) Where any such drain or part thereof is constructed within or under a building, such drain or such part thereof shall be laid or fixed in a direct line, where practicable and be provided with adequate means of access.

(3) Where any such drain is laid under a wall, it shall be protected at that part which is under the wall by means of a relieving arch, flag stone, iron or any other support which shall not bear on the drain and shall be of sufficient size and strength to prevent any disturbances or other injury to such drain.

(4) A drain shall not be constructed in such a manner that there shall be within a building any inlet to such drain except such inlet as may be necessary from any sanitary fitting or any sanitary installation connected directly to such drain.

(5) Every inlet other than a ventilating pipe to such drain shall be properly trapped by a suitable and efficient trap, and such trap shall be formed and fixed so as to be capable of maintaining a water seal of :—

(a) 5 cm. where such inlet has an internal diameter of less than 80 mm.

(b) 7.5 cm. where such inlet has an internal diameter of more than 80 mm.

(6) Every trapped gully shall be covered with a grating the bars of which shall be not more than 10 mm apart.

(7) A suitable and efficient intercepting trap, with a water seal of at least 10 cm at a point as distant as may be practicable from the building and as near as may be practicable to the such a drain before connecting it may be connected with the sewer. A such a trap shall be provided with a raking or cleaning arm, fitted with a secure and suitable stopper as a means of access to the drain between such trap and sewer, and shall be located within a manhole.

64. **Ventilation of drains.**—The drains intended for conveying foul water from a building shall be provided with at least one ventilating pipe situated as near as practicable to the building and as far as practicable, from the point at which the drain empties into the sewer or other mean of disposal :

Provided that a soil pipe from a water-closet or water pipe from a slop sink, constructed in accordance with these rules may serve for the ventilating pipe of the drain, if its situation is in accordance with the rules.

65. **Manholes.**—A manhole shall be provided at every point at which the drain changes either its direction or gradient and otherwise at interval, not exceeding 100 metres. A manhole shall be of such a size as to allow access to the drain for rodding and shall be provided with proper cover in flush with ground surface.

66. **Soil pipes and ventilating pipes.**—A soil pipe or a ventilating pipe shall be :—

(i) easily accessible throughout its course and adequately protected where necessary, from damage ;

(ii) of an internal diameter of not less than 100 mm ;

(iii) Circular ;

(iv) carried upwards to such a height and in such a manner so as to prevent any nuisance or injury or danger to health arising from the emission of foul air from such pipe, the minimum height being 60 mm above the roof top ; and

(v) be fitted at the end with a suitable grating or cover admitting the free passage of air.

67. **Separation of soil pipes from rain-water pipes.**—No soil pipe or ventilating pipe shall be connected with any rain-water pipe.

68. **Provision of traps.**—There shall be no traps in any soil or ventilating pipes, nor between any other pipe and drain to which it is connected, but every sanitary fitting connected to a soil pipe, ventilating pipe or drain shall be provided with a trap.

69. **Waste Water pipes.**—A waste water pipe from a bath, sink (not being a slop sink), bidet or lavatory basin and pipe for carrying of dirty water shall—

(i) discharge so as not to cause dampness in wall or foundation of building ;

(ii) if it discharges into a drain it shall be disconnected from the drain by a tapped gully with a suitable grating above the level of the water in the trap ; and

(iii) if it is more than 1.80 m. in length, be provided with a suitable trap.

Note.—If single stack system is used then the above will be suitably modified according to National Building Code.

70. **Overflow pipe.**—An overflow pipe from a water cistern shall discharge in an exposed and conspicuous position so as not to cause dampness on any part of a building.

71. **Pipes not to be exposed on external walls.**—Wherever possible no down pipes, soil pipes and ventilating pipes shall be exposed on any external wall of a building and shall be placed in a recess or chase or a duct.

DISPOSAL

72. Method of disposal.—Every water-borne drainage system shall be connected with the public sewer but in case no public sewer exists in the vicinity of the said premises, the drainage system may as a temporary measure and subject to the previous written approval of the Chief Administrator, be connected to a septic tank from which the effluent shall be drained of :—

- (a) into absorption pits ; or
- (b) by sub-soil irrigation drains ;

Provided that no absorption pit shall be allowed in the case of any premises or area in which domestic supply is taken from sub-soil water ;

Provided further that if at any future period a public sewer is constructed which can serve the premises the owner shall at his own expense cause the said drainage system to be connected to this sewer.

73. Septic tanks.—(1) No septic tank shall be located—

- (a) at a distance of 1331/11 25 metres from a dwelling house or any other building used for human habitation or for work or recreation or within a public thoroughfare ;
- (b) within 60 metre from any percolation well, water-course or stream used or likely to be used for drinking or domestic purposes or for manufacture or preparation of any articles of food or drink for human consumption and it shall be readily accessible so as to permit cleaning operations being carried out without interference with the operation of any water-borne sanitary installation as a whole.

(2) Every septic tank intended to serve a population of 24 or more persons shall be constructed into two separate compartments so that one compartment when required can be put out of use for cleaning purposes. The capacity of every compartment of the septic tank shall be $2\frac{1}{2}$ times the total water-supply allowance for the total number of residents of the buildings.

(3) Every inlet pipe into a septic tank shall be effectively trapped.

74. Absorption pits.—(1) In the matter of location, every absorption pit shall conform to same restrictions as are laid down for a septic tank in rule 73.

(2) No absorption pit shall have any outlet into a means of communication with any sewer, storm water drain or surface drain.

(3) The walls of every absorption pit shall be at least 0.5 metre above ground level so as to exclude effectively the entry of storm water or irrigation water into the absorption pit.

(4) The absorption pits shall be constructed in duplicate so that one pit can be put out of use for cleaning purpose. The capacity of the absorption pit shall be as approved by the Estate Officer.

75. Sub-soil irrigation for disposal of effluent.—(1) No sub-soil irrigation work for disposal of effluent from a septic tank shall be laid out within a premises till a suitable area of open land, the situation and extent and sub-soil of which is previously approved by the authorised officer, is set apart within premises to be used as a farm or a garden.

(2) The area set apart shall be one hectare for every 25,000 litres of effluent per day.

(3) No part of any area reserved for sub-soil irrigation shall be within a distance of 25 metres from the nearest point of any dwelling house or any other building used for human habitation or for work or for recreation and of any canal or irrigation well.

(4) No such works shall be laid out within a distance of 75 metres from any percolation well, tube-well or water-course or stream used or likely to be used for drinking or domestic purposes, or for the manufacture or preparation of any articles of food or drink for human consumption.

CONNECTION WITH PUBLIC SEWER

76. Sanitary installations and drainage to be completed before applying for connection.—No connection to any public sewer shall be made nor any sanitary and drainage installations intended to be connected through this connection, shall be brought into use until a certificate after completion of the minimum works

under Regulation 11 has been applied for by the applicant to the Estate Officer and a certificate has been issued by the latter to the effect that the sanitary installations and drainage have been satisfactorily completed in compliance with these rules. If no decision is communicated on the application for a certificate within twenty days of the receipt of the application, the certificate shall be deemed to have been granted.

77. Application before connection with public sewers.—(1) After grant of the certificate referred to in the foregoing rule or in the event of the said certificate having been deemed to have been granted, every person intending to connect a drain to a public sewer shall apply to the Estate Officer at least seven days before the date on which connection is required.

(2) This application shall be accompanied by a certificate referred to in Regulation 76 and such amount as may be laid down from time to time by the Estate Officer and calculated on the basis of the current schedule of rates to meet the cost of proposed connection.

(3) On receipt of the application and subject to the requirements of the foregoing rules, the Estate Officer shall accept or reject the request.

(4) In the event of the required connection having been sanctioned, it shall be made only through Officer authorised by the Authority.

78. Sewer connection.—(1) Every drain discharging into a public sewer shall join the latter obliquely in the direction of its flow.

(2) If practicable the connection shall be made at an existing junction in the sewer and if this is not made, there shall be an intercepting manhole before the connection.

STORM WATER

79. Drainage of roofs.—The roof of every building shall drain into gutters, shoots or troughs and shall be carried down through adequate number of down pipes without causing dampness in any part of the wall or foundation of the building or any adjacent building.

Provided that in the case of detached or semi-detached building not exceeding one storey in height rain water pipe, khashi or concealed panallas may be provided for so long as these do not discharge into any public road, footpath or on private land of adjoining owners.

80. Size of down pipes.—A down pipe of minimum area of 75 sq. metre shall be provided for every 50 sq. metre of the flat roof area (slope of roof being 1:48) or for every 100 square metre of sloping roof area (slope of roof exceeding 1:48).

81. Storm water not to drain.—The run-off from the roof, paved area and over flow, if any, from the terrace, shall not be drained into the underground sewerage system.

INSPECTION AND MINOR ALTERATIONS

82. Inspection.—Every person by or for whom any water-borne sanitary installation or drainage installation or any work in connection therewith is carried out for any existing or new building or in any other premises shall at all reasonable times afford the Estate Officer or any Officer/Official duly authorised by him free access to such water-borne sanitary or drainage installations or work in connection therewith for the purpose of inspection.

83. Minor alteration in case of emergency.—In any case in which a minor alteration to a water-borne sanitary or drainage installation must be carried out at once, every person who is about to carry out such alteration shall, in lieu of depositing the plans, sections and particulars referred to in the foregoing Regulations forthwith inform the Estate Officer in writing of such proposed alterations. He shall also within fourteen days of the commencement of such alterations make the deposits required by these rules.

84. Carrying out of work.—All work required to be done for the installations or repair or sanitary fittings shall be entrusted to a licensed plumber duly registered with the Authority and holding any of the qualifications laid down in Schedule 1 to these Regulations.

PART VI—REGISTRATION (A)

85. Registration of Architect.—An Architect desirous of registration with the authorised officer, shall make an application on the prescribed form (R-1), along with a Demand Draft of Rs. 250 in favour of the authorised officer of the Authority as a registration fee for one calendar year.

86. Registration of Engineers.—An Engineer desirous of registration with the Authorised officer, shall make an application on the prescribed form (R-2) along with a Demand Draft of Rs. 250 in favour of the authorised officer of the Authority as a registration fee for one calendar year.

87. **Registration of plumbers.**—A plumber who is holding any of the qualifications laid down in Schedule I and desirous of registration with the authorised officer shall make an application on the prescribed form (R-3) alongwith a Demand Draft of Rs. 100 in favour of the authorised officer of the Authority, as a registration fee for one calendar year.

RENEWAL (B)

88. **Renewal.**—The license/registration issued under Rules 87 88 and 89 shall be got renewed from the Authority for another calendar year on the payment of annual fee as follows:—

- | | |
|---------------|-----------------------|
| (i) Architect | .. Rs. 100 per annum. |
| (ii) Engineer | .. Rs. 100 per annum |
| (iii) Plumber | .. Rs. 50 per annum. |

89. **Power of relaxation.**—The Authority may with the previous approval of the State Government relax the provisions of any of these regulations in respect of any class or category of persons, if in the opinion of the Authority, but for such relaxation, the regulations would operate harshly.

(Sd.)
Chief Administrator,
Haryana Urban Development Authority, Chandigarh.

FORM BR I [See Regulation 3(i)] Form of Application

Class of Building—

Residential
Commercial
Public Warehousing or
Industrial.

FROM

To

The Estate Officer,
Haryana Urban Development Authority,

Sir,

I/We apply for permission to erect/re-erect/add to/alter a building/wall, in accordance with the plans submitted herewith, on site No. _____ Sector _____ at _____.

2. I/We attach herewith, in quadruplicate:—

- a site plan showing the position of the site proposed to be built upon.
- Plans, elevations and sections.
- Drainage plans.
- structural drawings for the foundations and roofing system together with prescribed certificate duly signed by a qualified Engineer in form BR VI.
- Specification of the proposed building.

The requisite fee has been deposited, —vide Receipt No. _____ Book No. _____ dated _____.

4. The construction of the building shall be supervised by _____ Architect/Engineer (Registration No. _____).

Dated

Signature of applicant.

Enclosures ;

FORM BR II

[See Regulation 3(i) (c)]

Specifications

The materials to be used in the construction to be clearly specified under the following heads:—

Item	Specification
(a) Foundations	..
(b) Walls	..
(c) Damp-proof course	..
(d) Roofs	..
(e) Floors	..
(f) Windows and Doors and other woodwork	..
(g) Steel work	..
(h) Internal finish	..
(i) External Finish	..

Signature of Architect/Engineer.

Signature of applicant.

FORM BR III

(See Regulation 8)

Form of Sanction

From

The Estate Officer,
Haryana Urban Development Authority,

To

Memo No.
Dated

Reference your application for permission to erect/re-erect/add to/alter a building on plot No. _____, Sector _____ at _____ in accordance with the plans submitted with it.

Permission is hereby:—

(i) granted for the aforesaid construction subject to the provisions of the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, as amended from time to time.

(ii) refused for reasons given below:—

(iii) sanctioned for construction subject to the following amendments:—

Enclosures.

Estate Officer.

FORM BR IV

[See Regulation 11(1)]

Application for permission to occupy

From

To

The Estate Officer,
Haryana Urban Development Authority,

Sir,

I/We hereby give you notice that the building/a part of building described below and sanctioned with your order No. _____, dated _____, has been completed on _____ in all respects according to the sanctioned plans and the suggested modifications of the building is submitted herewith.

3. Kindly issue an occupation certificate as required by Regulations _____ of the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979.

Description of building

City _____ Sector _____

Plot No. _____

Signature of applicant.

FORM BR V

[See Regulation 11(1)]

Completion Certificate by an Architect/Engineer

I do hereby certify that the following work _____ (insert full particulars of work) has been supervised by me and has been completed to my satisfaction in accordance with the sanctioned plan, that the workmanship and the whole of the materials used are good, that no provision of the Haryana Urban Development Authority (Erection of Building) Regulations, 1979 and no requisition made, conditions prescribed or order issued thereunder has been transgressed in the course of the work.

City _____ Sector _____

Plot _____

Particulars of work _____

Dated

Signature

Architect/Engineer.

FORM BR VI

(See Form BR-I)

Certificate to be submitted along with the building application duly signed by a qualified Engineer

Certified that the structural parts of the entire building on Plot No. _____, Sector _____, City _____ belonging to Shri/Smt. _____ have been designed by me on the basis of calculations and are considered safe in accordance with the permissible stressed and slenderness ratio as laid down in accepted and up to date manual and regulations of I.S.I.

FORM BR VII

[See Regulation 11(2)]

Form of occupation certificate

From

The Estate Officer,
Haryana Urban Development Authority,

To

_____,
_____.

Memo No.

Dated

Whereas _____ has applied for the issue of an occupation certificate in respect of the building described below, I hereby :—

- (i) grant permission for the occupation of the said building.
- (ii) grant provisional permission of occupation for a period of six months.
- (iii) refuse permission for the occupation of the said building for reasons given below :—

Description of Building

City _____, Sector _____,

Site No. _____.

Estate Officer,

Dated _____

SCHEDULE I

(See Regulations 54 and 84)

Qualifications for Plumbers

One of the following or higher qualifications shall be essential :—

- (1) Qualification, approved by the Institutional Engineering for its associate memberships.
- (2) Diploma in Civil Engineering from any college or Institution recognised by Government.
- (3) Licensed Plumber of at least 5 years' standing with the Financial Corporation of Delhi, Bombay, Calcutta, Madras or Chandigarh Administration.
- (4) Ten years practical experience in Sanitary Installation with a firm of repute or under a licensed plumber.

SCHEDULE II

(See Regulation 28)

1. **Dead Loading.**—For the purpose of calculating the dead loading of a building or any part of a building the weights of the materials shall be assumed to be those set out in British Standard Specification No. 648-935 (Schedule of Unit Weights or Building Materials), or if not set out in that specifications shall be determined by test.

2. **Superimposed Loading.**—For the purpose of calculating the superimposed loading on beams, pillars, pairs and walls, the minimum superimposed load on each floor and on the roof of a building shall be estimated as

equivalent to the dead load specification in the following table for the appropriate type of building floor or roof :—

Serial No.	Description of building floor or roof	Kg. per square metre of floor area
1	Rooms or residential building, flats, hostels, hospital rooms and wards, corridors, staircases and landings of residential building and flats	200
2	Office floors above entrance floor	250
3	Office entrance door and floors below entrance floor	400
4	Religious places, schools, reading rooms, art galleries and similar buildings	350
5	Retail shops and garages for cars of not more than two tons dead weight	400
6	Assembly halls, drill halls, dance halls, light workshops, public spaces in hostels, hospital corridors, stair cases and landings for the building mentioned in this table other than described at serial No. 1 above cinemas, restaurants and grand stands	500
7	Warehouses, book-stores, stationery stores and buildings similarly used, and garages for motor vehicles exceeding two tons dead weight. Actual load to be calculated but not less than	1,000
8	Flat roofs and roofs inclined at an angle with the horizontal of not more than twenty degrees	150
9	Roofs inclined at an angle with the horizontal of more than twenty degrees (per square foot of covered areas)	..

(a) For the purpose of calculating the total load to be carried on pillar, pier and walls of building of more than two storeys in height the superimposed load for the roof and topmost storey shall be calculated in full in accordance with the schedule of loading set out above, but the lower storey a reduction of superimposed may be allowed as under :—

Reduction of superimposed load on pillars, piers and walls.

For the first storey below the topmost storey—10 per cent reduction of its superimposed load.

For the second storey below the topmost storey—20 per cent reduction of its superimposed load.

For the fourth storey below the topmost storey—40 per cent reduction of its superimposed load.

For the fifth storey and each lower storey below the topmost storey—50 per cent reduction of the superimposed load.

These reductions may be made by estimating the proportion of floor area carried by each pillar, pier or wall. No such reduction shall be allowed on any floor scheduled for an applied superimposed load exceeding one hundred pounds per square foot.

(b) Except as hereinafter provided, the wind pressure on a building shall be assumed to be not less than twenty pounds per square foot in any horizontal direction :

Provided that where the height of a building is less than twice its width and where the building is stiffened by walls and floors the wind pressure may be neglected.

(c) A superimposed load which may roll or move on wheels shall be calculated as being equivalent to a static loading which exceeds the weight of the rolling or moving load by not less than fifty per cent.

3. Partition.—Where the position of a partition in a building is definitely located in the region, the actual weight of the partition shall be included in the dead floor load.

Where the position of a partition is not definitely located in the design, a uniformly distributed load sufficient to allow for it, shall be added to the dead floor load, and for all such floors used for offices the minimum total allowance for partitions shall be at the rate of twenty pounds per square foot of floor area.

FORM R-1

(See Regulation 85)

From _____

To

(to mention the designation of authorised officer)
Haryana Urban Development Authority,

Sir,

I/We apply for registration to practise as Architect to enable me/us to submit Building Plans and or Supervision of Building construction for plots in Urban Estates, Haryana.

I/We hold necessary qualifications enabling me/us for getting registration with the Haryana Urban Development Authority. Copies of Certificates/Testimonials duly attested by a Gazetted Officer are enclosed herewith.

A demand draft No. _____ amounting to Rs. 250 in favour of (indicate designation of the authorised officer) is enclosed herewith as Registration fees for the calendar year _____.

Yours faithfully,

Name _____

Dated _____

Full Address _____

FORM R-2]

(See Regulation 86)

Form of Application

From _____

To

Haryana Urban Development Authority,

Sir,

I/We apply for registration to practise as Engineer to enable me/us to the preparation of Structural Plans/ Supervision of buildings in Urban Estates, Haryana.

I/We hold necessary qualifications enabling me/us for getting registration with the Haryana Urban Development Authority. Copies of certificates/testimonials duly attested by a Gazetted Officer are enclosed herewith.

A Demand Draft No. _____ amounting to Rs. 250 in favour of (indicate designation of authorised officer) is enclosed herewith as Registration fee for the calendar year _____,

Yours faithfully,

Name _____

Full Address _____

Dated _____

FORM R-3

(See Regulation 87)

Form of Application

From

To

Haryana Urban Development Authority,

Sir,

I/We apply for registration to practise as Plumber to enable me/us to take up the plumbing work for buildings in the Urban Estates, Haryana.

I/We hold necessary qualifications enabling me/us for getting registration with the Haryana Urban Development Authority. Copies of Certificates/testimonials duly attested by a Gazetted Officer are enclosed herewith.

A Demand Draft No. _____ amounting to Rs. 100 in favour of (indicate designation of authorised officer) is enclosed herewith as Registration fee for the calendar year _____.

Yours faithfully,

Name _____

Full Address _____

Dated _____

[Extract from the Haryana Government Gazette (Extra.), dated the 31st August, 1979]

HARYANA GOVERNMENT
HARYANA URBAN DEVELOPMENT AUTHORITY

Notification

The 27th August, 1979

No. L.O. -79/11728.—In exercise of the powers conferred by section 54 of the Haryana Urban Development Authority Act, 1977, and with the previous approval of the State Government conveyed,—*vide* their Memo No. 2885-2TCP-79, dated 23rd August, 1979, the Haryana Urban Development Authority hereby makes the following regulations to amend the Haryana Urban Development Authority (Erection of Buildings) (First Amendment) Regulations, 1979.

2. In the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, in Regulation 13, under explanation 1, after clause (ii), the following new clauses (iii) and (iv) shall be added, namely :—

(iii) Cantilivered balcony projecting not more than 1.8 metres beyond the face of wall on the front and rear of the main residential zone and not more than 1 metre on the front, rear of the ancillary residential zone or along the side of the main residential zone.

(iv) Canopy over an entrance.

3. In the 'Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979', in Regulation 18, after clause (iii) the following note shall be added, namely :—

Note :

For the purpose of this Regulation a kitchen shall be deemed to be a habitable room and all the aforementioned requirements regarding ventilation shall apply to it except that minimum area of the kitchen shall not be less than 5.5 sq. mts. with a minimum width of 1.8 mts. Where there is a storage space the floor area of kitchen may be reduced to 4.5 sq. mts.

M. S. RATHEE, I.A.S.,
Chief Administrator,
Haryana Urban Development Authority,
Chandigarh.

38215 CS(H)—Govt. Press, Chd.

[Extract from the Haryana Government Gazette (Extra.), dated the 17th October 1979]

HARYANA GOVERNMENT

HARYANA URBAN DEVELOPMENT AUTHORITY

Notification

The 16th October, 1979]

No. L.O.-79/14948.—In exercise of the powers conferred by [section 54(d) of the] Haryana Urban Development Authority Act, 1977, and with the previous approval of the State Government conveyed,—*vide* their memo. No. 31095-5(8)2TCP-79, dated the 11th October, 1979, the Haryana Urban Development Authority hereby makes the following Regulations to amend the Haryana Urban Development Authority (Erection of Buildings) Second Amendment Regulations, 1979.

2. In the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979 clause (d) in para 2 in form BR I shall be substituted as under :—

(d) "Structural drawings for the foundations and roofing system together with prescribed certificate in form BR VI duly prepared/signed by an engineer registered either with an authorised officer of the Authority or the U. T. Administration, Chandigarh or at Delhi or any other Chartered Engineer. These requirements shall, however, not be necessary in the case of residential buildings and booths."

M. S. RATHEE,
Chief Administrator,
Haryana Urban Development Authority,
Chandigarh.

38985 CS(H)—Govt. Press, Chd.

HARYANA GOVERNMENT
HARYANA URBAN DEVELOPMENT AUTHORITY,
MANIMAJRA (U. T., CHANDIGARH)

Notification

The 6th March, 1987

No. ADA-HUDA-87/6662.—In exercise of the powers conferred by section 54 of the Haryana Urban Development Authority Act, 1977 and with the previous approval of the State Government, the Haryana Urban Development Authority hereby makes the following Regulations to amend the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979.

2. These Regulations may be called the Haryana Urban Development Authority (Erection of Buildings) (first amendment) Regulation, 1987.

3. In the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, the Regulation 13 (a) (i) and (b) shall be substituted as under:—

13(a) Proportion of the site which may be covered with buildings. The proportion up to which a site may be covered with buildings including ancillary buildings shall be in accordance with the following slabs, remaining portion of the site shall be left open in the form of an open space around the building or a courtyard.

(i) RESIDENTIAL

(a) Permissible Maximum Coverage:

Area of site	Maximum permissible coverage on ground (including ancillary and residential zone)	Maximum permissible coverage on the 1st floor
1. For the first 225 sq. mtrs. of the total area of the site	60% of the such portion of the site	55%
2. For the next 225 sq. mtrs., i.e. portion of the area between 225 and 450 sq. mtrs.	40% of such portion of the site	35%
3. For the remaining portion of the site i.e. for the portion of the area exceeding 450 sq. meters.	35% of such portion of the site	25%

(b) Permissible FAR and Maximum Height:

The maximum permissible F.A.R. and maximum permissible height on a plot of the size mentioned in column 1 below shall be as shown in columns 2 and 3 respectively.

Area of site/category of plot	Maximum permissible FAR	Maximum permissible Height
(1)	(2)	(3)
6 Marla	1.45	11 Mtr.
10 Marla	1.45	11 Mtr.
14 Marla	1.30	11 Mtr.
1 Kanal	1.20	11 Mtr.
2 Kanal	1.00	11 Mtr.

Provided that the Building shall conform to the restriction contained in the zoning plans of the respective area or sector :

Provided further that in the case of houses already constructed or which are under construction before the issue of this notification the benefit of additional covered area, i.e. the difference between the aggregate permissible coverage on all floors as now stipulated and that already provided in the rules may be allowed on any floor subject to the restrictions as provided in the zoning plan and other provisions as stipulated above.

Provided further that not more than four dwelling units shall be permitted on one plot and the maximum no. of dwelling units on each floor, i.e. ground/first floor shall not exceed two dwelling units:

Provided that in cases of sites measuring 100 Sq. Mts or less under any scheme relating to houses for "economically weaker sections" framed by the Government, Housing Board, Improvement Trust or any local authority, the Authority may relax the above conditions up to a maximum of 66 percent ground coverage with F.A.R. of 1.65.

A basement, not exceeding the maximum coverage on the ground floor and intended to be used only for parking, servicing and storage may be allowed if it satisfies the Public Health and structural requirements.

4. In the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, the Regulation 13(iv)(a) shall be amended as follows:—

(iv) **Institutions and other Public Buildings:—**

(a) **Coverage.**—The maximum permissible coverage (including covered parking) on a plot of the size mentioned in column 1 below shall be as shown in column 2 below:

Area of plot	Maximum permissible coverage on ground floor	Maximum permissible F.A.R.
Up to 10,000 Sq. Mtrs.	33% of the area of the plot	100%
Above 10,000 Sq. Mtrs.	25% of such additional area of the plot	100%

5. In the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, the Regulation 85 shall be substituted as under:—

85. An Architect enlisted/registered with Council of Architecture under Architects Act, 1972 shall get himself enlisted/registered with the Haryana Urban Development Authority for which no licence fee shall be payable. The Architects so enlisted/registered shall have to fulfil the following obligations and shall have to observe the following guidelines which are hereby issued by the Chief Administrator, HUDA under section 30 of the Architects Act of 1972 :—

- Every Architect proposing to submit Building Plans under HUDA (Erection of Buildings) Regulations, 1979 shall submit their Registration Number with Council of Architecture alongwith its proof for information of the Sanctioning Authority and for his enlistment with HUDA without payment of any additional licence fee or security. The list of such Architects shall be maintained in the form of a proper Register in the office of the Sanctioning Authority so that there is no necessity for the Architects to give this information again and again.
- The Architect shall ensure that the Plans prepared by him are strictly according to the HUDA Building Regulations cited above; and in case of repeated submission of wrong plans not in conformity with the above Regulations he shall be liable to be charged for 'Professional Misconduct'.
- The Architect shall ensure that the information and certificate given by him for the construction, supervision and completion of Buildings in the forms prescribed under HUDA Building Regulations as well as the D.P.C. level are correct; and in cases of wrong information/certification as well as improper supervision during construction he shall be liable to be charged for 'professional misconduct'.
- That in case of any complaint from the plot holder to the Authority/Sanctioning Authority against the conduct of the Architect with respect to Sanctioning of Plans and the supervisions of Building the Architect shall be liable to give explanation to the Authority and the opinion arrived at by the Sanctioning Authority/Chief Administrator, HUDA shall be conveyed to the Council of Architects alongwith full facts as a complaint 'professional misconduct' by the Architect.

(Sd.)

Chief Administrator,
Haryana Urban Development Authority.

हरियाणा शहरी विकास प्राधिकरण, मनीमाजरा

(पू० टी०), चण्डीगढ़

दिनांक 2 जनवरी, 1991

सं० ए० डी० ए० (आर)-91/70.—हरियाणा नगरीय विकास प्राधिकरण अधिनियम, 1977 की धारा 54 द्वारा प्रदान की गई शक्तियाँ तथा राज्य सरकार के पूर्व अनुमोदन से हरियाणा नगरीय विकास प्राधिकरण इसके द्वारा हरियाणा नगरीय विकास प्राधिकरण (भवन परिनिर्माण) विनियम, 1979 को संशोधित करने के लिए निम्नलिखित विनियम बनाते हैं।

अर्थात् :—

1. ये नियम हरियाणा नगरीय विकास प्राधिकरण (भवन परिनिर्माण) (प्रथम संशोधन) विनियम, 1991 कहे जा सकते हैं।

2. हरियाणा नगरीय विकास प्राधिकरण (भवन परिनिर्माण) विनियम, 1979 (जिन्हें इनमें इसके बार, उक्त विनियम कहा गया है) में विनियम 13 की व्याख्या शीर्ष के नीचे उप-पैरा (I) तथा (III) के स्थान पर निम्नलिखित रखा जाएगा, अर्थात् :—

“(i) किसी दीवार-के सामने से दीवार से परे 1.8 मीटर तक तथा कम से कम 2.3 मीटर की ऊँचाई पर छाती, छज्जा, आर्कीट्रीव तथा कन्टीलीवर।

(iii) मुख्य आवासीय क्षेत्र के सामने और पीछे की दीवार के सामने 1.8 मीटर से अधिक प्रक्षेपण करती हुई कन्टीलीवर बालकोनी और अनुषंगी आवासीय क्षेत्र अथवा छत स्तर तक मुख्य आवासीय क्षेत्र के साथ आगे और पीछे एक मीटर से अधिक प्रक्षेपित करती हुई कन्टीलीवर बालकोनी।”

3. उक्त विनियमों में “व्याख्या-I” शीर्ष के नीचे उप-पैरा (iv) के बाद निम्नलिखित परन्तुक जोड़ा जाएगा :—

“परन्तुक धूपलाण, छज्जा या धूपाकार लाण, कन्टीलीवर, बालकोनी सार्वजनिक गली तथा खुले स्थान पर अतिक्रमण न करते हों और स्वामी के भूखण्ड के भीतर निर्मित किए जाते हों और स्थल को लागू क्षेत्रीय नक्शे के अन्य उपबन्धों के अनुसार हों।”

(हस्ताक्षर)

मुख्य प्रशासक,
हरियाणा शहरी विकास प्राधिकरण।

[2—1]

SIRSA IMPROVEMENT TRUST SIRSA

NOTICE UNDER SECTION 36 OF THE PUNJAB TOWN IMPROVEMENT ACT, 1922

Notice is hereby given that in accordance with resolution No. 2, dated 21st November, 1990, passed at an ordinary meeting of the Sirsa Improvement Trust, Sirsa a Residential-Cum-Commercial Development Scheme known as scheme No. 28 has been framed under sections 24, 25 read with section 28(2) of the Punjab Town Improvement Act, 1922, for an area measuring approximately 43 Acres 6 Kanals and 16 Marlas surrounded as follows and more particularly shown on a plan on deposit in the office of the Sirsa Improvement Trust, Sirsa :—

WEST:—

Starting from point 'A' that is the south east-corner of NAGPAL UDYOG. Thence moving northwards along the eastern boundary wall of NAGPAL UDYOG up to point 'B' where the extension of eastern boundary wall meets the Sirsa Major distributary.

NORTH EAST:—

Thence moving along the southern boundary of Sirsa Major distributary upto point 'C' where it meets Delhi-Hissar-Sirsa Road.

HARYANA GOVERNMENT
HARYANA URBAN DEVELOPMENT AUTHORITY

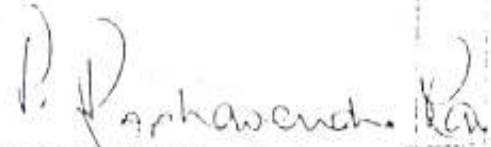
NOTIFICATION

No. 6356

The, 6/3/1998

In exercise of the powers conferred by clause (d) of section 54 of the Haryana Urban Development Authority Act, 1977, and with the prior approval of State Government conveyed vide memo No. 10/1/98-2 TCP, 26th Feb., 1998 the Haryana Urban Development Authority hereby makes the following regulations further to amend the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, namely:-

1. These regulations may be called the Haryana Urban Development Authority (Erection of Buildings) Amendment Regulations, 1998.
2. In the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, in regulation 11, in Sub-regulation (3), for the words "where one habitable room, a kitchen and a toilet forming a part of the sanctioned plan is completed", the words "where atleast one habitable room, a kitchen and a toilet forming a part of the sanctioned plan is completed, subject to a minimum of 25% of the permissible ground coverage" shall be substituted.


P. RAGHAVENDRA RAO,
Chief Administrator,
Haryana Urban Development Authority,
Chandigarh.



Haryana Government Gazette

Published by Authority

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No. 44] CHANDIGARH, TUESDAY, NOVEMBER 2, 1999 (KARTIKA 11, 1921 SAKA)

PART III

IN THE HIGH COURT OF PUNJAB AND HARYANA AT CHANDIGARH

The 22nd September, 1999

No. 182 Rules/X. B. 9 (b).—In exercise of the powers vested in them by the first proviso to Sub-rule (iv) of Rule 5, Chapter 12-B of High Court Rules and Orders, Volume IV, the Hon'ble the Chief Justice and Judges of this Court are pleased to curtail the term of Shri Barkha Ram Beragi, Advocate/Othe Commissioner, Naraingarh, with immediate effect.

By Order of Hon'ble the Chief Justice and Judges.

(Sd.) . . .

Joint Registrar (Rules),
for Registrar.

हरियाणा शहरी विकास प्राधिकरण

दिनांक 5 अक्टूबर, 1999

संख्या अयो-99/30880.—हरियाणा शहरी विकास प्राधिकरण अधिनियम, 1977 (1977 का अधिनियम 13) की धारा 54 के खण्ड "घ" द्वारा प्रदान की गई शक्तियों का प्रयोग करते हुये तथा उनके यादि क्रमांक 10-1-98-2टी०सी० पी०, दिनांक 15 जुलाई, 1999 द्वारा सूचित राज्य सरकार के पूर्व अनुमोदन से हरियाणा शहरी विकास प्राधिकरण इसके द्वारा हरियाणा शहरी विकास प्राधिकरण (भवन निर्माण) विनियम, 1979 को आगे संशोधित करने के लिये निम्नलिखित विनियम बनाते हैं अर्थात् :—

1. ये विनियम शहरी विकास प्राधिकरण (भवन निर्माण), प्रथम संशोधन विनियम, 1999 कहे जा सकते हैं।
2. हरियाणा शहरी विकास प्राधिकरण (भवन निर्माण) विनियम, 1979 में विनियम 3 में खण्ड (V) के स्थान पर, निम्नलिखित खण्ड रखा जायेगा, अर्थात् :—

“(V) मलबा फीस/प्रतिपूर्ति की राशि एक क्माल से कम क्षेत्र वाले प्लाट के लिए 1,000 रुपये (केवल एक हजार रुपये) तथा एक क्माल अथवा इससे अधिक वाले प्लाट के लिए 2,000 रुपये (केवल दो

हजार रुपये) होगी। पचास प्रतिशत राशि वापस न की जाने वाली फीस के रूप में तथा शेष 50 प्रतिशत प्रत्याणीय प्रति-पूर्ति के रूप में जमा की जाएगी। मलबा फीस/प्रति-पूर्ति फीस आबंटित द्वारा मकान के निर्माण के शुरू होने से पूर्व अथवा पानी कनेक्शन के जारी होने पर सम्बद्ध कार्यकारी अभियन्ता को जमा कराई जाएगी। मलबा प्रतिपूर्ति राशि, के केवल मलबा पूरी तरह से हटाने के बाद, क्षेत्र को समतल करने के बाद तथा सम्बद्ध सम्पदा अधिकारी, द्वारा अधिकृति प्रमाण-पत्र जारी करने के बाद ही प्रत्याणीय होगी। मलबा प्रतिपूर्ति की वापसी आगे इस शर्त के अधीन रहते हुए होगी कि आबंटिती अपने मकान की ओर सड़क चैनल के किनारे से जोड़ते हुए अपने घर तक पक्का पट्टा बनाएगा न कि सड़क के किसी अन्य बिन्दु से।”

(हस्ताक्षर) . . . ,

(एन० सी० वधवा),

मुख्य प्रशासक, हुड्डा, पंचकुला।

HARYANA URBAN DEVELOPMENT AUTHORITY

The 5th October, 1999

No. Auth-99/30880.—In exercise of the powers conferred by clause (d) of section 54 of the Haryana Urban Development Authority Act, 1977 (Act 13 of 1977) and with the previous approval of the State Government, conveyed,—*vide* their Memo. No. 10/1/98-2TCP, dated 15th July, 1999, the Haryana Urban Development Authority makes the following regulations further to amend the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, namely:—

- (1) These regulations may be called the Haryana Urban Development Authority (Erection of Buildings) First Amendment Regulations, 1999.
- (2) In the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, in regulation 3 for clause (v), the following clause shall be substituted, namely:—

“(v) Amount of malba fee/security shall be Rs 1000 (Rs One Thousand only) for the plot having an area less than one kanal and Rs (2000) Rs. Two Thousand only) for the plot having an area of one kanal or more. Fifty per cent of the amount shall be deposited as non-refundable security. The malba fee/security shall be deposited by the allottee with the Executive Engineer concerned before the start of construction of house or release of water connection. The amount of malba/security shall be refundable only after the malba is completely removed, the area is levelled and the occupation certificate is issued by the Estate Officer concerned. The refund of malba fee/security shall further be subject to the condition that allottee shall construct pucca approach to his house by connecting it from the edge of road towards his house and not from any other point of the road”.

(Sd.) . . . ,

(N. C. WADHWA),

Chief Administrator,

HUDA, Panchkula.

[42—1]

HARYANA ELECTRICITY REGULATORY COMMISSION

PANCHKULA, HARYANA

The 11th October, 1999

HARYANA ELECTRICITY REGULATORY COMMISSION (OFFICERS AND EMPLOYEES CONDITIONS OF SERVICE) REGULATION, 1999.

No. 6/99.—In exercise of the powers conferred by Sections 8 and 54 of the Haryana Electricity Reform Act, 1997 (Act No. 10 of 1998) and all enabling provisions in that behalf, the Haryana

हरियाणा सरकार
हरियाणा शहरी विकास प्राधिकरण
अधिसूचना

दिनांक 9 अगस्त, 1999

संख्या अथो-99/26357.— हरियाणा नगरीय विकास प्राधिकरण अधिनियम, 1977 (1977 का अधिनियम 13) की धारा 54 द्वारा प्रदान की गई शक्तियों का प्रयोग करते हुये, तथा राज्य सरकार के पूर्वं अनुमोदन से, उनके यादि क्रमांक संख्या-10/1/98-2 टी० सी० पी०, दिनांक 5 जुलाई, 1999 द्वारा सूचित हरियाणा शहरी विकास प्राधिकरण, इसके द्वारा, हरियाणा नगरीय विकास प्राधिकरण (भवन निर्माण) विनियम, 1979, को आगे संशोधित करने के लिये निम्नलिखित विनियम बनाते हैं, अर्थात् :—

1. ये विनियम हरियाणा नगरीय विकास प्राधिकरण (भवन निर्माण), संशोधन विनियम, 1998 कहे जा सकते हैं ।

2. हरियाणा नगरीय विकास प्राधिकरण (भवन निर्माण) विनियम, 1979 जिन्हें इसमें, इसके बाद उक्त विनियम कहा गया है, में विनियम 2 में, खण्ड (XXXIV) में, अन्त में निम्नलिखित पैरा जोड़ दिया जायगा, अर्थात् :—

“लागत साथ लगते प्लॉट धारकों द्वारा बराबर रूप में बांटी जाएगी । विवाद की दशा में सम्पदा अधिकारी द्वारा निश्चित की जाएगी ।”

3. उक्त विनियमों में, विनियम 3 में, खण्ड (IV) के स्थान पर, निम्नलिखित खण्ड रखा जाएगा, अर्थात् :—

“(IV) आवेदन के साथ समीक्षा फीस संलग्न होगी जो फर्श क्षेत्रफल के 10*00 रुपए प्रति वर्गमीटर की दर से पर संगणित की जाएगी ।”

4. उक्त विनियमों में, विनियम 6 में/अन्त में निम्नलिखित पैरा जोड़ दिया जाएगा, अर्थात् :—

“मुख्य वास्तुकार, वास्तुकला विभाग, हरियाणा, द्वारा तैयार किये गये सरकारी तथा अर्द्ध सरकारी भवनों के नक्शों को सम्पदा अधिकारी से मंजूर करवाने के लिये अपेक्षित नहीं होगी परन्तु यदि इस निमित्त मुख्य वास्तुकार द्वारा एक प्रमाण-पत्र प्रस्तुत किया जाता है कि भवन के नक्शों के इन विनियमों के अनुरूप है, तो ये लोक स्वास्थ्य सेवाएं, लोक निर्माण विभाग, जन स्वास्थ्य विभाग, हरियाणा से नियोजित करवाये जायेंगे ।”

5. उक्त विनियमों में, विनियम 8 के स्थान पर निम्नलिखित विनियम रखा जायेगा, अर्थात् :—

“8 निर्माण तथा पुनः निर्माण की अनुमति-विनियम 3 द्वारा यथा अपेक्षित तथा आवश्यक दस्तावेज संलग्न तथा फीस से संलग्न अपेक्षित सूचना वाले विहित प्ररूप में आवेदन करने के बाद सम्पदा अधिकारी ऐसी जांच जो वह आवश्यक समझे, करने के बाद आवेदन की प्राप्ति से 60 दिन के भीतर प्ररूप बी आर III में या तो इसको स्वीकृत करने के या अस्वीकृत करने के आदेश पारित कर सकता है । यदि 60 दिन की समाप्ति के भीतर सम्पदा अधिकारी द्वारा मंजूर का कोई आदेश नहीं किया जाता है तो ऐसा आवेदन मंजूर किया गया समझा जायेगा ।”

(हस्ताक्षर) . . . ,

(पी० राघवेन्द्र राव),

मुख्य प्रशासक, हुड्डा, पंचकुला ।

[44-1]

HARYANA GOVERNMENT

HARYANA URBAN DEVELOPMENT AUTHORITY

Notification

The 9th August, 1999

No. Auth-99/26357.—In exercise of the powers conferred by clause (d) of section 54 of the Haryana Urban Development Authority Act, 1977 (Act 13 of 1977) and with the previous

approval of the State Government, conveyed,—*vide* memo. No. 10/1/98-2TCP, dated 5th July, 1999, the Haryana Urban Development Authority hereby makes the following regulations further to amend the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, namely:—

(1) These regulations may be called the Haryana Urban Development Authority (Erection of Buildings) Amendment Regulations, 1998.

(2) In the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, (hereinafter called the said Regulations) in regulation 2 in clause (xxxiv), the following para shall be added at the end, namely:—

“The cost will be shared by the adjoining plot holders proportionately. In case of dispute, the cost will be determined by Estate Officer.”

3. In the said Regulations in regulation 3 for clause (iv) the following clause shall be substituted, namely:—

“(iv). The application shall be accompanied by a scrutiny fee to be calculated @ Rs 10.00 per square metre of the floor area.”

4. In the said Regulations in regulation 6 the following para shall be added at the end, namely:—

“The building plans of the Government and Semi-Government buildings which are prepared by Chief Architect, Department of Architecture, Haryana shall not be required to be got sanctioned from the Estate Officer, provided a certificate is furnished by the Chief Architect to the effect that the building plans conform to these regulations and further that the public health services will be got planned from the P.W.D., Public Health Department, Haryana.”

5. In the said Regulations for regulation 8, the following regulation shall be substituted, namely:—

“8. Permission to erect or re-erect.

(1) After an application in the prescribed form containing the required information and accompanied by necessary documents and fees as required in regulation 3 is received, the Estate Officer shall, after making such inquiry as he may consider necessary, pass an order either sanctioning or rejecting it in form BR III within 60 days from the receipt of the application. If at the expiration of period of 60 days no such orders in writing has been passed by the Estate Officer then such application shall be deemed to have been sanctioned.”

(Sd.) . . . ,

(P. RAGHAVENDRA RAO),

Chief Administrator,

HUDA, Panchkula.

[44—1]

हरियाणा शहरी विकास प्राधिकरण

दिनांक 3 फरवरी, 2000

संख्या अथो-2000/7661.—हरियाणा शहरी विकास प्राधिकरण अधिनियम 1977 (1977 का अधिनियम 13) की धारा 54 के खण्ड (घ) द्वारा प्रदान की गई शक्तियों का प्रयोग करते हुए तथा राज्य सरकार के पूर्व अनुमोदन से उनके यादि क्र: 10/1/98-2टी:सी:पी:, दिनांक 31 जनवरी, 2000 द्वारा सूचित, हरियाणा शहरी विकास प्राधिकरण इसके द्वारा, हरियाणा शहरी विकास प्राधिकरण (भवन-निर्माण) विनियम, 1979, को आगे संशोधित करने के लिए निम्नलिखित विनियम बनाते हैं, अर्थात् :—

1. ये विनियम हरियाणा शहरी विकास प्राधिकरण (भवन निर्माण) संशोधन विनियम 2000 कहे जा सकते हैं।

2. हरियाणा शहरी विकास प्राधिकरण (भवन निर्माण) विनियम 1979 में विनियम 13 में, खण्ड (ख) में (11) औद्योगिक शीर्ष के नीचे पैरा तथा परन्तुओं के स्थान पर, निम्नलिखित सारणी, पैरा तथा परन्तुक रखे जायेंगे, अर्थात् :—

भूतल पर अधिकतम अनुज्ञेय आच्छादन	अधिकतम अनुज्ञेय फर्श क्षेत्र अनुपात	औद्योगिक भवन की अधिकतम ऊंचाई
स्थल के क्षेत्र का 60 प्रतिशत	125 प्रतिशत	21 मीटर

उपरोक्त अनुज्ञेय निर्मित क्षेत्र में से अनुमत आच्छादन का 10 प्रतिशत तक आवश्यक पहरा और निगरानी अमला के लिए अनुषंगिक तथा आवासीय क्वार्टरों के लिए उपयोग में लाया जा सकता है।

परन्तु यह और कि कोई वेसमैट भूतल मंजिल पर (सार्वजनिक गलियारों के अधीन क्षेत्र को मिलाकर) अधिकतम अनुज्ञेय आच्छादन से अधिक तथा केवल पार्किंग सर्विसिंग तथा भण्डारण के उपयोग के लिए आशयितमनुज्ञात की जा सकती है, यदि यह जन स्वास्थ्य तथा इमारती अपेक्षाओं को सन्तुष्ट करती है।

ऐसे शवनों के मामले में जहां विनिर्माण पहले ही आरम्भ हो चुका है वहां अतिरिक्त फर्श क्षेत्र का अनुपात का लाभ किसी भी मंजिल पर जोनिंग प्लान में किये गये प्रावधानों के अनुसार तथा प्राधिकरण द्वारा दी जाने वाली शर्तों को पूरा करने पर दिया जायेगा।

एन० सी० बघवा,

मुख्य प्रशासक, हुड्डा,
पंचकुला।

[14—1]

HARYANA URBAN DEVELOPMENT AUTHORITY

The 3rd February, 2000

No. Auth-2000/7661.—In exercise of powers conferred by clause (d) of section 54 of the Haryana Urban Development Authority Act, 1977 (Act 13 of 1977) and with the previous approval conveyed by the State Government,—vide their memo No. 10/1/98-2TCP, dated 31st January, 2000, the Haryana Urban Development Authority hereby makes the following regulations further to amend the Haryana Urban Development Authority (Erection of Buildings) Regulation, 1979, namely :—

1. These regulations may be called the Haryana Urban Development Authority (Erection of Buildings) Amendment Regulations, 2000.
2. In the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, in regulation 13, in clause (b), under heading "INDUSTRIAL" for the existing table,

para and provisos thereunder, the following table, paras and provisos shall be substituted, namely :—

Maximum permissible coverage on ground	Maximum permissible floor area ratio	Maximum height of the industrial building
60 per cent of area of the site	125 per cent	21 meters

Out of the above permissible covered area upto 10 percent of permitted coverage may be used for ancillary and residential quarters for essential watch and ward staff :

Provided further that a basement, not exceeding the maximum permissible coverage on the ground floor (excluding the area under public corridors) and intended to be used only for parking, servicing and storage may be allowed if it satisfies the public health and structural requirements.

In case of buildings where the construction has already taken place, the benefit of additional Floor Area Ratio would be allowed on any floor subject to the restrictions as provided in the zoning plan and upon the fulfillment of the conditions to be laid down by the Authority.

N. C. WADHWA,

Chief Administrator,

Haryana Urban Development Authority,
Panchkula.

[14—1]

HARYANA GOVERNMENT
HARYANA URBAN DEVELOPMENT AUTHORITY

Notification

The 26th July, 2001.

No. Auth.-2001/18371.—In exercise of the powers conferred by clause (d) of Section 54 of the Haryana Urban Development Authority Act, 1977 (Act 13 of 1977) and with the previous approval of the State Government conveyed *vide* their Memo. No. 10/1/98-2 TCP dated 5th June, 2001, the Haryana Urban Development Authority hereby makes the following regulations further to amend the Haryana Urban Development Authority (Erection of Building)s Regulations, 1979, namely :—

1. These regulations may be called the Haryana Urban Development Authority (Erection of Building) Amendment Regulations, 2001.
2. In the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, in regulations 13, in Clause (b) under Heading "(ii) INDUSTRIAL", table para and provisos thereunder, the following heading, table and note thereunder shall be inserted, namely :—

"(ii-a) Information Technology Industry

Maximum coverage on ground (Percentage of site area)	Maximum permissible floor area ratio (Percentage)	Maximum height of the building (In metres)
40% for new units and 60% for existing industry converting into INFORMATION TECHNOLOGY units.	250	30

Note :—Twin level basement shall be allowed only for parking under the zoned area.

N. C. WADHWA,
Chief Administrator, Haryana, Urban
Development Authority, Panchkula.

[Extract from Haryana Government Gazette dated the 6th November, 2001]

HARYANA GOVERNMENT
HARYANA URBAN DEVELOPMENT AUTHORITY

Notification

The 31st October, 2001

No. Auth.-2001/29449.—In exercise of the powers conferred by Clause.....(d) of Section 54 of the Haryana Urban Development Authority Act, 1977 (Act 13 of 1977) and all other powers enabling him in this behalf, and with the previous approval of the State Government conveyed *vide* their memo No. 10/1/98-2TCP, dated the 31st October, 2001 Haryana Urban Development Authority hereby makes the following regulations further to amend the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, namely :—

1. These regulation may be called the Haryana Urban Development Authority (Erection of Buildings) Amendment-Regulations, 2001.

They shall come into force with immediate effect.

2. In the Haryana Urban Development Authority (Erection of Buildings) Regulation, 1979 (hereinafter called the said regulations), in regulation-II, after Sub regulation (3), the following regulation shall be added, namely :—

“(4) Construction of the works as laid down in regulation 81A shall part of the occupation certificate. Unless such works are completed as per the approved drawings, no occupation certificate shall be issued”.

3. In the said regulation 81, the following regulation be inserted, namely :—

“81A Rain Water Harvesting :

1. Arrangement of roof top rain water harvesting will have to be made by the plot owner, constructing the building on the plot allotted by Haryana Urban Development Authority where the area of the roof is 100 square Meter or more.
2. The system of collection, conveyance and dispersion of rain water for harvesting shall be made in such a manner that only clear water is able to enter. No contaminated/waste water from the building or surrounding area should find its way in this system.
3. The entry points of the rain water for harvesting shall be designed in such a manner that in normal days, these remain covered. Arrangement of segregation of the rain water from the first shower (containing wash water) shall also be there.
4. The arrangement of quick filtration of rain water also be made in the rain water harvesting well/tubewell so that rain water does not pollute or choke the strata.
5. The complete system of rain water harvesting will be constructed within the plot area allotted to the allottee as per allotment letter.
6. The recharge well shall be located at a distance of not less than 10 meters away from any structure handling sewage or industrial waste water (such as septic tank or effluent treatment plant etc.) This minimum distance of 10 meter will not be applicable to manholes or sewer lines although it will be ensured that they are leak proof.
7. The detail proposal of the system comprising of collections, conveyance and dispersion of rain water from the roof top to rain water harvesting well/tubewell will have to be shown on the building plan submitted for approval to the building plan approval committee. The committee after scrutiny will approve the drawing for implementation at site.
8. Any Engineer not below the rank of Executive Engineer, HUDA so authorized by Chief Administrator, Haryana Urban Development Authority/Director Town & Country Planning, Haryana will have the powers to inspect the system whenever considered necessary and direct the owner of the building to affect any changes/improvement as deemed necessary and the owner of the building will ensure compliance.
9. Haryana Urban Development Authority shall notify the area where such rain water harvesting systyem is to be provided. Broad guide lines about the approximate depth of the recharge well and the sample strata chart will also be made available.
10. The water (Prevention and Control of Pollution) Act, 1974, (Act 6 of 1974) with all amendments made from time to time shall be applicable”.

N. C. WADHWA,

Chief Administrator,

Haryana Urban Development Authority, Panchkula.



Haryana Government Gazette

Published by Authority

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No. 36] CHANDIGARH, TUESDAY, SEPTEMBER 9, 2003 (BHADRA 18, 1925 SAKA)

PART III

Notifications by High Court, Advertisement, Notices and Change of Name etc.

HIGH COURT OF PUNJAB AND HARYANA AT CHANDIGARH

The 29th August, 2003

No. 243 Gaz. II/XXI. C. 22.—In exercise of the powers conferred by Section 13(1) of the Code of Criminal Procedure, 1973, Hon'ble the Chief Justice and Judges have been pleased to confer upon the following I.A.S. Probationers the powers noted against their names in Column No. 3 below to be exercised within the limits of the District shown in Column No. 4 below :—

Sr. No.	Name of officer	Powers	Territorial Jurisdiction	Remarks
1	2	3	4	5
1.	Sh. Mohd. Shayin	Judicial Magistrate IIInd Class	District Ambala	With effect from 9-2-2004 to 5-3-2004
2.	Sh. Satya Prakash T.L.	-do-	Ambala	-do-

By order of the Hon'ble Chief Justice & Judges.

(Sd.) ...

Registrar.

HIGH COURT OF PUNJAB AND HARYANA AT CHANDIGARH

The 2nd September, 2003

No. 253 Gaz. II/XXI. C. 25.—In exercise of the powers conferred by Section 260 of the Code of Criminal Procedure, 1973, Hon'ble the Chief Justice and Judges have been pleased to confer upon the following Judicial Magistrate(s) of the First Class, the powers noted against his name(s) :—

HARYANA URBAN DEVELOPMENT AUTHORITY

The 3rd September, 2003

No. 28559.—In exercise of the powers conferred by Section 54 (d) of the Haryana Urban Development Authority Act, 1977, and all other powers enabling it in this behalf and with the previous approval of the State Government conveyed *vide* their Memo No. 10/1/98-2TCP, dated the 5th June, 2003 Haryana Urban Development Authority hereby makes the following regulations further to amend the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, namely :—

1. These regulations may be called the Haryana Urban Development Authority (Erection of Buildings) Amendment Regulations, 2003.

2. In the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979 (hereinafter called the said regulations), in Regulation 2,—

(i) For clause (xviii) the following clause shall be substituted, namely :—

‘(xviii) “Engineer” shall be a person who is a graduate in Civil Engineering of a recognised Indian or Foreign University or corporate member of Civil Engineering Division of Institute of Engineers of India or equivalent Institute and/or registered as such with the Authority, employed for supervision of construction ;’

(ii) after clause (xxxviii) the following clause shall be inserted, namely :—

‘(xxxviii-a) “Proof Consultant” shall be a person who is structural Engineer or a group/firm of structural Engineers having post graduate qualification in structural Engineering with ten years experience in structural design and evaluation thereof, for multistoreyed and specialized structures, and/or an Institute of the following type, employed for evaluation/checking of the structural design of the buildings referred to in the relevant form BR VI :—

1. National Council for Building Material (NBC) Ballabgarh

2. Institute of Structural Engineers (India)

3. Central Building Research Institute, Roorkee

4. Various Engineering Institutes like :

(i) Indian Institutes of Technology

(ii) Engineering College, Roorkee

(iii) Punjab Engineering College, Chandigarh

(iv) Regional Engineering Colleges

(v) Any other such Institute of repute ;’

(iii) after clause (xxxiii), the following clause shall be inserted, namely :—

‘(xxxiii-a) “Structural Engineer” shall be a person who is a graduate in Civil Engineering of a recognised Indian or Foreign University or corporate member of Civil Engineering Division of Institute of Engineers of India or equivalent Institute with a minimum of three years experience in structural engineering practice in designing structures and field work and/or registered as such with the Authority, employed for preparation of the structural design for residential and commercial buildings up to three storeys or 11 Meter height. However, only the structural engineers possessing post graduate qualification in structural engineering along with a minimum of three years experience in the design of multi storey and specialized structures, and/or registered as such with the Authority, shall be employed to undertake and submit the structural design of buildings other than residential and commercial buildings up to three storeys or 11 Meter height, as per the requirements of the relevant forms BR, VIA or BR, VIB.’

3. In the said regulations, for regulation 3, the following regulations shall be substituted, namely :—

“3. Application for erection or re-erection of building.—(1) Any person, excepting those mentioned in regulation 6, intending to erect or re-erect any building shall make an application in writing to the Estate Officer in form BR 1 accompanied by the following documents and forms, duly signed by a registered Architect, Engineer, Structural Engineer and Proof Consultant as required in the relevant forms/documents :—

- (a) a site plan as required by regulation 4 ;
- (b) a building plan or plans as required by regulation 5 ;
- (c) details of specifications of the work to be executed in form BR. II ;
- (d) structural drawings (for record) ;
- (e) fire safety design as required under Nation Building Code, duly approved by the Fire Officer ;
- (f) heating, ventilation, air conditioning, (HVAC) service plan wherever required ;
- (g) certificate of conformity to regulation and structural safety for the relevant building (depending on type and height) in form BR. VIA or BR. VIB.

(2) Every person giving application under sub-regulation (1) above, shall appoint a registered Architect for the drawing up of plans. The supervision of erection or re-erection of residential and commercial buildings up to three storeyed or 11 Meter height may be undertaken by the Architect and/or the Engineer. However, in case of buildings other than residential and commercial buildings upto three storeyed or 11 Meter height, the supervision shall be undertaken both by the Architect and the Engineer.

(3) The application, plans, structural drawings, specifications and the certificates shall be signed by the applicant and the registered Architect, Engineer, Structural Engineer and Proof Consultant as required in the relevant forms/documents.

(4) The application shall be accompanied by a scrutiny fee to be calculated at the rate of Rs. 10/- per Square Meter of the floor area.

(5) A refundable amount of Rs. 1000/- shall be deposited by the applicant with the building application. The amount will be refundable to the applicant after construction of the building and after satisfying the Estate Officer or his representative regarding clearance of the site and removal of debris therefrom.

(6) In case where the supervising Architect/Engineer is different from the one who has prepared the designs, the plan shall be signed by both of them.”.

4. In the said regulations, in regulation 11, for sub-regulation (1), the following sub-regulation shall be substituted, namely :—

“(1) Every person who intends to occupy a building or a part thereof shall apply for the occupation certificate in form BR. IVA or BR. IVB which shall be accompanied by a certificate in form BR. VA or BR. VB, duly signed by Architect/Engineer.”.

5. In the said regulations, in regulation 21, the following regulation shall be substituted, namely :—

“21. Materials .—All materials to be used for erection or re-erection of a building shall conform to the specifications and standards, laid down in the National Building Code and relevant IS codes or as may be laid down by the Authority from time to time.”.

6. In the said regulations, for regulation 22, the following regulation shall be substituted, namely :—

“22. Site .—No person shall erect or re-erect any building on any ground which has been filled in with offal or offensive vegetable or animal matter, or upon which any such matter is deposited unless and until the safety of the structure, including foundation, has been duly certified by the Structural Engineer.”.

7. In the said regulations, in regulation 23,—

- (i) for the words and sign “The foundations of every building shall be so constructed as to sustain the combined dead load of the building and super imposed load and to transmit those loads to the sub-soil in such a manner that the pressure on the sub soil shall not exceed the same pressure specified below”, the words, letters and signs “The foundations of every building shall be designed and constructed as per the requirements of National Building code and relevant I.S. codes including codes for buildings resistant to earthquake and other natural hazards and also keeping in view the safe bearing capacity of the soil and other local conditions, in the area where the building is to be erected or re-erected” shall be substituted ;
- (ii) for the words, sign and figures “For eccentric loads, the maximum safe allowable pressure may exceed the values given above by 10 per cent”, the words, signs and letters “The above table provides only the guidelines for Architect/Structural Engineer, however, the provision of National Building code and I.S. code shall be followed for all structural designs” shall be substituted.

8. In the said regulations, in regulation 24,—

- (i) for sub-regulations (1) and (2), the following sub-regulations shall be substituted, namely :—

“(1) Every wall of a public building or domestic building (including a pier forming a part of the wall or a compound wall) shall be provided with a damp proof course except when built of material such as cement concrete with or without the addition of any commercial damp proofing material.

(2) Materials specified as damp proof course shall be as indicated in the Haryana Public Works Department Specifications 1990 edition or as provided in the National Building code.”;

- (ii) in sub-regulation (4) for the words “bitumenised bricks or cement concrete bricks laid in cement mortar or any other damp proof materials”, the words “proper damp proof materials”, shall be substituted.

9. In the said regulations, for regulation 25, the following regulation shall be substituted, namely :—

“**25. Loads.**—In addition to the dead load, the building shall be designed for live loads including wind pressure and seismic load as per I.S. 800, the National Building code and other relevant I.S. codes for structures resistant to earthquakes and other natural hazards with their latest amendments.”.

10. In the said regulations, in regulation 26, for the words and figures “Punjab Public Works Department Specifications 1963 edition or as laid down by the Authority from time to time”, the words and figures “Haryana Public Works Department Specifications 1990 edition or as laid down in the National Building code” shall be substituted.

11. In the said regulations, in regulation 27, in sub-regulation (2), the following shall be added at the end, namely:—

“No drainage sanitary (including water supply) pipes shall be allowed in the common walls. Niches also shall not be permissible in the common walls.”.

12. In the said regulations, for regulation 28, the following regulation shall be substituted, namely:—

“**28. Thickness of walls.**—Where walls of buildings are constructed of bricks, stones, blocks or of other hard and incombustible material laid in horizontal beds of courses, every wall or a part of wall shall be designed and constructed as to be capable of safely sustaining and transmitting the dead loading, the superimposed loading and the horizontal and inclined forces including wind pressure and seismic loads to which it may be subjected to (calculated in accordance with the National Building code and relevant IS codes) without undue settlement or deflection and exceeding the permissible pressure/stress on the materials prescribed by the National Building code and relevant I.S. codes.”.

13. In the said regulations, for regulation 29, the following regulation shall be substituted, namely:—

“**29. Slanderness ratio.**—Slanderness ratio must not exceed the limits prescribed by the National Building code and relevant I.S. codes.”.

14. In the said regulations, in regulation 31, —

(i) in sub-regulation (1), for the words and figures "live loads as prescribed in rule 27 above and prevailing wind pressure", the words, signs and letters "live loads, seismic loads and wind pressure as per National Building code and relevant I.S. codes" shall be substituted;

(ii) sub-regulation (2) shall be omitted.

15. In the said regulations, for regulation 86, the following regulation shall be substituted, namely: —

"86. Registration of Engineers.—An Engineer/Structural Engineer/Proof consultant desirous of registration with the Authority, shall make an application in form R-4 or R-5 as may be applicable, along with demand draft of Rs. 1000/- (one thousand rupees only), in favour of Authority as a registration fee for one calendar year."

16. In the said regulations, in regulation 87, for the letters and figures "Rs.100", the letters and figures "Rs. 500" shall be substituted.

17. In the said regulations, for regulation 88, the following regulation shall be substituted, namely: —

"88. Renewal.—The licence/registration issues under rules 87, 88 and 89, shall be got renewed from the Authority for another calendar year on the payment of annual fee as follows:—

(i) Engineer/ Structural Engineer/ Proof consultant : Rs. 500/-

(ii) Plumber : Rs. 100/-."

18. In the said regulations, for form BR I, the following form shall be substituted, namely: —

"FORM BR I

[See regulation 3 (I)]

FORM OF APPLICATION

Class of Building.....

Residential,

Institutional/ Public/ Semi-Public

From

Commercial

Industrial/warehousing

To

The Estate Officer,

Haryana Urban Development Authority.

Sir,

I/ we apply for permission to erect/ re-erect/ add to/ alter a building/ wall, in accordance with the plans submitted herewith, on

Site/ Plot No. Sector at.....

2. I/ we attach herewith, in quadruplicate:—

(a) A site plan showing the position of the site proposed to be built upon.

(b) Plans, elevations and sections.

(c) Drainage plans.

(d) Structural drawings in form BR VI A/ BR VIB, as may be applicable.

(e) Fire safety design as required in the National Building Code duly approved by the State Fire Authority. Alternatively an undertaking to the effect that "the Fire Safety Plans duly approved by the State Fire Authority will be submitted within 60 days.

- (f) Heating, Ventilation, Air-conditioning (HV AC) service plans wherever required.
- (g) Specifications of the proposed building in Form BR-II.
- (h) Certificate of conformity to regulations and structural safety for the relevant buildings (depending on type and height) in Form BR VIA and BR VIB

3. The requisite fee has been deposited *vide* Receipt No..... Book No....., dated.....

4. Undertaking

The construction of the building will be undertaken as per the approved building plans, structural design given by the Structural Engineer, Fire Safety design duly approved by the competent authority and got supervised through the following Architect/ Engineer .

A. Architect

- (i) Name of Architect
- (ii) Council of Architect Registration No. valid upto.....
- (iii) Full Address

B. Engineer

- (i) Name of Engineer.
- (ii) Registration No. (if any).
- (iii) Qualification.
- (iv) Address.”.

19. In the said regulations, for forms BR IV, V and VI, the following forms shall be substituted, namely :—

“FORM BR IV A

For Residential and Commercial Buildings upto 3 storeys or less than 11 Meter Height.

[See regulation 11 (I)]

Application for permission to occupy

From

.....
.....

To

The Estate Officer,
Haryana Urban Development Authority,
.....

Sir,

1. I/we hereby give you notice that the building/a part of building described below and sanctioned with your order No..... dated..... has been completed onin all respect according to the sanctioned plans and the structural design made for the same.

Description of building

Plot No..... Sector.....

Urban Estate..... City.....

Name of the owner Shri/Smt.....

Full address of the owner

2. The modifications made to the building plans and carried out at site during the course of construction are submitted herewith.
3. Corresponding to the above modifications made in the building plans, necessary amendments were also carried out in the structural design and implemented at site.
4. Kindly issue an occupation certificate as required by Regulation..... of the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979.

Signature of Applicant.

Signature of the Architect/ Engineer Supervising the construction at site.

FORM BR IV B

For Buildings, other than "Residential and Commercial Building upto 3 storeys or less than 11 Meter Height.

[See Regulation 11 (I)]

Application for permission to occupy

From

To

The Estate Officer,
Haryana Urban Development Authority,

Sir,

1. I/we hereby give you notice that the building/a part of building described below and sanctioned with your order No..... dated..... has been completed onin all respect according to the sanctioned plans and the structural design made for the same.

Description of building

Plot No..... Sector.....

Urban Estate..... City.....

Name of the owner Shri/Smt.....

Full address of the owner

2. The modifications made to the building plans and carried out at site during the course of construction are submitted herewith.
3. Corresponding to the above modifications made in the building plans, necessary amendments were also carried out in the structural design and implemented at site.

4. Kindly issue an occupation certificate as required by Regulation..... of the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979.

Signature of Applicant.

Signature of the Architect Supervising the construction at site.....

Signature of the Engineer Supervising the construction at site.....

FORM BR V A

For Residential and Commercial Building upto 3 storeys or less than
11 Meter Height.

[See regulation 11 (I)]

Completion-Certificate by an Architect/Engineer in respect of building on:

Plot No..... Sector.....

Urban Estate City

Name of the owner Shri/Smt.....

Full address of the owner

I do hereby certify that the above work has been supervised by me and has been completed to my satisfaction in accordance with the sanctioned building plan and its structural design.

The workmanship and all the material used meet the specifications laid down in the National Building Code.

No provision of the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979 and no requisition made, conditions prescribed or order issued thereunder has been transgressed in the course of the work.

Signature

Architect/Engineer.

Dated :

FORM BR V B

For Buildings, other than Residential and Commercial Building upto 3 storeys or
11 Meter Height.

[See regulation 11 (I)]

Completion-Certificate by the Architect and the Engineer in respect of building on

Plot No..... Sector.....

Urban Estate City

Name of the owner Shri/Smt.....

Full address of the owner

It is hereby certified that the above work has been supervised by us and has been completed to our satisfaction in accordance with the sanctioned building plan and its structural design as checked and certified by the proof consultant.

The workmanship and all the material used meet the specifications laid down in the National Building Code.

No provision of the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979 and no requisition made, conditions prescribed or order issued thereunder has been transgressed in the course of the work.

Dated

Signature
Architect

Signature
Engineer.

FORM BR VIA

[See regulations 2 (xxxviii-a) and 3 (I) (g)]

Certificate of conformity to regulation and structural safety for Residential and Commercial Buildings upto 3 storeys or less than 11 Meter Height.

[See regulation 3 (I), para 2 (d) of form BR I]

Certificate to be submitted along with the building application in Form BR I duly signed by the Architect and the Structural Engineer.

Details of the building for which the certificate is being issued.

Plot No..... Sector.....

Urban Estate City

Name of the owner Shri/Smt.....

Full address of the owner

1. Building Plan :—

- (i) Name of Architect
- (ii) Registration No.....valid upto
- (iii) Full Address.....

2. Structural Design :—

- (i) Name of Structural Engineer who has undertaken the Structural Design of the Building
- (ii) Registration No. (in any).....
- (iii) Qualifications and Experience.....
- (iv) Address

Certificate

The plans submitted in Form BR I for building, detailed above, are in accordance with the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, as amended from time to time and the zoning plan for the plot.

The Structure has been designed in accordance with the provisions of the National Building Code and the relevant I.S. Codes (with latest amendments) including I. S. Codes for structures resistant of earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same .

Owner

Architect

Structural Engineer.

FORM BR VIB

[See regulations 2 (xxxviii-a) and 3 (I) (g)]

Certificate of conformity to regulation and structural safety for buildings, other than Residential and Commercial Building upto 3 storeys or 11 Meter Height.

[See regulation 3 (I), para 2 (d) of form BR I]

Certificate to be submitted along with the building application in Form BR I duly signed by the Architect, the Structural Engineer and the Proof Consultant.

Details of the building for which the certificate is being issued.

Plot No..... Sector.....

Urban Estate City

Name of the owner Shri/Smt.....

Full address of the owner

1. Building Plan :—

(i) Name of Architect

(ii) Registration No.....valid upto

(iii) Full Address.

2. Structural Design :—

(i) Name of Structural Engineer who has undertaken the Structural Design of the Building.

(ii) Registration No. (in any)

(iii) Qualification and Experience

(iv) Address

3. Proof Consultant

(i) Name

(ii) Registration No. (if any)

(iii) Qualifications and Experience

Certificate

The plans submitted in Form BRI for building, detailed above, are in accordance with the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, as amended from time to time and the zoning plan for the plot.

The Structure has been designed in accordance with the provision of the National Building Code and the relevant I.S Codes (with latest amendments) including I.S. Codes for structures resistant to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same.

Owner

Architect

Structural Engineer

The structural design has been checked by me and has been found in order. This design is in accordance with the National Building Code and the relevant I.S.Code (with latest amendments) including I.S.Codes for structures resistant to earthquakes and other natural hazards.

The site conditions, such as conditions of soil, its load bearing capacity and the underground water table etc. have been duly kept in view while designing the same.

Proof Consultants.”

20. In the said regulations, after form R-3, the following forms shall be added at the end, namely :—

“FORM R 4

(See regulation 86)

Form of application for registration of Structural Engineer

From

.....
.....

To

.....

Haryana Urban Development Authority,

.....

Sir,

I/ We apply for registration to practise as Structural Engineer to enable me/us for the preparation of Structural Plans/Supervision of buildings in Urban Estates, Haryana.

I/We hold necessary qualifications enabling me/ us for getting registration prescribed in regulation 2 (xxxxviii-a). Copies of certificates/testimonials duly attested by a Gazetted Officer are enclosed herewith.

A demand Draft No..... amounting to Rs.1000/- in favour of (indicate designation of authorized officer) is enclosed herewith as registration fee for the calendar year.....

Yours faithfully,

Name.....

Full address.....

Dated :

FORM R-5*(See regulation 86)***Form of application for the registration of Proof Consultants**

From

.....

.....

To

.....

Haryana Urban Development Authority,

.....

Sir,

I/We apply for registration to practise as a Proof Consultant to enable me/us to evaluate the structural design of buildings in Urban Estate, Haryana.

I/We hold necessary qualifications prescribed in regulation 2 (xxxviii-a) enabling me/ us for getting registration. Copies of certificates/ testimonials duly attested by a Gazetted Officer are enclosed herewith.

A demand Draft No..... amounting to Rs.1000/- in favour of (indicate designation of authorized officer) is enclosed herewith as registration fee for the calendar year.....

Yours faithfully,

Name

Full address

Dated :

(Sd.)...

Chief Administrator,



Haryana Government Gazette

Published by Authority

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No. 13]

CHANDIGARH, TUESDAY, MARCH 28, 2006 (CHAITRA 7, 1928 SAKA)

PART III

Notifications by High Court, Advertisement, Notices and Change of Name etc.

हरियाणा नगरीय विकास प्राधिकरण

अधिसूचना

दिनांक 16 मार्च, 2006

संख्या अथो/2006/8378.—हरियाणा नगरीय विकास प्राधिकरण अधिनियम, 1977 (1977 का अधिनियम 13), की धारा 54 के खण्ड (घ) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए, तथा राज्य सरकार के पूर्व अनुमोदन से, उनके यादी क्रमांक संख्या 1/5/2006-2 टी०सी०पी०, दिनांक 2 मार्च, 2006 द्वारा सूचित, हरियाणा नगरीय विकास प्राधिकरण, इसके द्वारा, हरियाणा नगरीय विकास प्राधिकरण (भवन निर्माण) विनियम, 1979, को आगे संशोधित करने के लिये निम्नलिखित विनियम बनाते हैं, अर्थात् :—

1. ये विनियम हरियाणा नगरीय विकास प्राधिकरण (भवन निर्माण) संशोधन विनियम, 2006, कहे जा सकते हैं।

2. हरियाणा नगरीय विकास प्राधिकरण (भवन निर्माण) विनियम, 1979 में विनियम 8 में,—

(i) अन्त में, विद्यमान “। ” चिन्ह के स्थान पर, “: ” चिन्ह प्रतिस्थापित किया जाएगा; तथा

(ii) अन्त में, निम्नलिखित परन्तुक जोड़ दिया जाएगा, अर्थात् :—

“परन्तु अधिसूचित किए जाने वाले भूखण्डों के कतिपय क्षेत्रों/उपयोगों तथा प्रवर्ग की दशा में; प्ररूप दी० आर० III में कोई भी ऐसा आदेश अपेक्षित नहीं है तथा अनुमति वास्तुकार के प्रमाण-पत्र, के आधार पर प्रदान की गई समझी जाएगी कि भवन के नक्शे इन विनियमों तथा भूखण्ड के लिए जोनिंग प्लान/मानक डिजाइन के अनुरूप है।”।

एस० एस० ढिल्लो,

मुख्य प्रशासक,

हरियाणा नगरीय विकास प्राधिकरण, पंचकुला।

[18—1]

HARYANA URBAN DEVELOPMENT AUTHORITY

Notification

The 16th March, 2006

No. Auth. 2006/8378.—In exercise of the powers conferred by clause (d) of Section 54 of the Haryana Urban

Development Authority Act, 1977 (Act 13 of 1977), and with the previous approval of the State Government conveyed vide memo No. 7/5/2006-2TC7, dated the 2nd March, 2006, the Haryana Urban Development Authority hereby make the following regulations further to amend the Haryana Urban Development Authority (Erection of Buildings Regulations, 1979, namely :—

1. These regulations may be called the Haryana Urban Development Authority (Erection of Buildings Amendment Regulations, 2006.

2. In the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, in Regulation 8,—

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

(ii) the following proviso shall be added at the end, namely :

“Provided that in case of certain areas/uses and category of plots to be notified, no such order in form BR-III is required and the permission shall be deemed to have been granted on the basis of the certificate of Architect that the building plans are in conformity with these regulations and the zoning plan/standard design for the plot.”

S. S. DHILLON,

Chief Administrator,

Haryana Urban Development Authority, Panchkula.

[18—2]

IN THE HIGH COURT FOR THE STATES OF PUNJAB AND HARYANA AT CHANDIGARH

Company Jurisdiction

COMPANY PETITION NO. 29 OF 2005

IN THE MATTER OF :

The Companies Act, 1956 (1 OF 1956),

AND IN THE MATTER OF :

The Sections 100 to 104 of the Companies Act, 1956.

AND IN THE MATTER OF :

Reduction of Share Capital of ACE DIAGNOSTICS & BIOTECH LTD.

ACE DIAGNOSTICS & BIOTECH LIMITED, A Company incorporated under the Companies Act, 1956, having its Registered Office at Plot No. 66, Sector 18, HUDA, Gurgaon (Haryana).

.....Petitioner



Haryana Government Gazette

Published by Authority

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No. 19] CHANDIGARH, TUESDAY, MAY 9, 2006 (VAISAKHA 19, 1928 SAKA)

PART III

Notifications by High Court, Advertisement, Notices and Change of Name etc.

हरियाणा नगरीय विकास प्राधिकरण

दिनांक 28 अप्रैल, 2006

संख्या अथो/2006/14722.—हरियाणा नगरीय विकास प्राधिकरण (भवन निर्माण) विनियम, 1979 के विनियम 8 के परन्तुक में अन्तर्विष्ट उपबंधों के अनुसारण में हरियाणा नगरीय विकास प्राधिकरण, इसके द्वारा उक्त परन्तुक के प्रयोजन के लिए निम्नलिखित क्षेत्र/भू-उपयोग/भू-खण्डों के वर्गों के लिए अधिसूचित करते हैं, अर्थात् :—

1. हरियाणा नगरीय विकास प्राधिकरण की विभिन्न शहरी सम्पदाओं/औद्योगिक सम्पदाओं में औद्योगिक भू-खण्ड;
2. सेक्टर 27, 28, 51 तथा 52 मुड़गांव के रिहायशी भू-खण्ड;
3. सेक्टर 17 (भाग-II) 27 तथा 28 पंचकुला के रिहायशी भू-खण्ड;
4. सेक्टर 62 तथा 64 फरीदाबाद के रिहायशी भू-खण्ड।

एस० एस० दिल्ली,

मुख्य प्रशासक,

हरियाणा नगरीय विकास प्राधिकरण, पंचकुला।

[32—1]

HARYANA URBAN DEVELOPMENT AUTHORITY

The 28th April, 2006

No. Auth. 2006/14722.—In pursuance of the provisions contained in the proviso to regulation 8 of the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, the Haryana Urban Development Authority

Price : Rs. 5.00

(65)

hereby notifies the following areas/uses and category of plots for the purpose of said proviso, namely :—

1. Industrial plots in various urban estates/industrial estates of Haryana Urban Development Authority;
2. Residential plots in Sectors 27, 28, 51 and 52 Gurgaon;
3. Residential plots in Sector 17 (Part-II), 27 and 28 Panchkula;
4. Residential plots in Sectors 62 and 64 Faridabad.

S. S. DHILLON,

Chief Administrator,

Haryana Urban Development Authority, Panchkula.

[32—11]

COURT NOTICE

IN THE COURT OF

SH. SUDESH KUMAR, Civil Judge, Kurkardooma, Delhi

SHRI SHAH NAWZ KHAN S/O SAMSUDDIN R/o Village Moolthan,
Tehsil Firozpur Jhirka, Distt. Mewat, Haryana

.....Plaintiff

Versus

1. State

2. Central Board of Secondary Education Shiksha Kendra,

3. Community Centre, Preet Vihar, Delhi -92, Through its Secretary

Date of filing of suit : 24-8-2005.

.....Defendants

Date of decision of suit 28-10-2005. Claim for declaration and mandatory in junction filed by the plaintiff against the defendants. This suit coming on this day for final disposal before me in the presence of Shri Anand V. Khatri counsel for plaintiff and Shri D.B. Ojha counsel for defendant No. 2. In view after going through the evidence the claim of the plaintiff seems to be bonafide. The suit of the plaintiff is accordingly decreed. However, the plaintiff is directed to comply with all the formalities as per the bye laws laid down by the defendants. The defendants is accordingly directed to change the name of the mother of the plaintiff from Aartidin to Anna in the certificates of the plaintiff.

SUDESH KUMAR,

Civil Judge,

FORM BRS-VI*[See regulation 11-N (1)]***Form of occupation certificate**

From

The Estate Officer,
Haryana Urban Development Authority,

.....

To

.....

.....

.....

Memo No. :

Dated:

Whereas.....has applied for the issue of an occupation certificate in respect of the building described below, I hereby—

- (i) grant permission for the occupation of the said building;
- (ii) grant provisional permission of occupation for a period of six months;
- (iii) refuse permission for the occupation of the said building for reasons given below.

Description of building

City.....Sector.....

Site No.....

Permission is granted on the basis of completion drawings, affidavits and certificates submitted by the architect and the owner. However, violations or unauthorized construction found on checking of the premises shall lead to cancellation of the occupation certificate being issued. In such an event, the owner shall have to remove all violations before applying for restoration of the occupation certificate.

Dated:

Estate Officer,

Haryana Urban Development Authority,

FORM BRS-VII*[See regulations 11-K and 11-L]*

(To be submitted separately for excavation, damp proof course and roof level as soon as that stage is reached)

Progress certificate at excavation, damp proof course and roof level in respect of building on—

Plot No....., Sector.....,

Urban Estate, City.....

Name of the owner Shri/ Shrimati.....

Full address of the owner

.....

.....

It is hereby certified, that the construction on the above mentioned plot has reached up to the following stage on the date shown:—

Stage	Date
1. Excavation.....	Affidavit as per Annexure B of set of forms enclosed.
2. Damp proof course level...	Affidavit as per Annexure C of set of form enclosed.
3. Roof level.....	

It is further certified that the construction is as per the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, as amended from time to time.

Signature of Architect.

Signature of Applicant.

FORM BRS-VIII*[See regulation 11-M]*

(To be submitted along with form BRS-III A/B)

Completion Certificate by the Contractor in respect of building on-

Plot No....., Sector.....

Urban Estate....., City.....

Name of the owner Shri/Shrimati.....

Full address of the owner.....
.....
.....

It is hereby certified that construction for the above mentioned plot has been undertaken by me/our firm and has been completed to my/our satisfaction in accordance with the completion drawings and has been checked and certified to be in order by the Architect and Engineer. It is further certified that the construction is as per Haryana Urban Development Authority norms/bye-laws.

The workmanship and all the material used meet the specifications laid down by the National Building Code.

No provision of the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, amended to date, and no requisition made, conditions prescribed or order issued thereunder has been transgressed in the course of the work.

Dated

Signature of Contractor.

FORM BRS-IX*[See regulation 11-M]*

(To be submitted alongwith form BRS-III A/B)

Completion Certificate by the plumber in respect of building on—

Plot No....., Sector.....

Urban Estate....., City.....

Name of the owner Shri/Shrimati.....

Full address of the owner:.....
.....
.....

It is hereby certified that plumbing work for the above mentioned plot has been carried out by me and has been completed to my satisfaction in accordance with the completion drawings and the same has been checked and certified by the Architect and Engineer. It is further certified that the work is as per Haryana Urban Development Authority norms/ bye -laws.

The workmanship and all the material used meet the specifications laid down in the National Building Code.

No provision of the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, amended to date and no requisition made, conditions prescribed or order issued thereunder has been transgressed in the course of the work.

Dated

Signature of Plumber.

AFFIDAVIT (Annexure A)

(To be submitted at the time of submission of Building plans/drawings)

(See Form BRS-1)

We,son/daughter/ wife of Shri..... and
son/daughter/wife of Shri.....do hereby solemnly affirm and declare as under :—

1. That we,....., the owner of the plot no.....sector, Urban Estate.....and.....the
supervising Architect (C.A. No.....), have understood the zoning sheet provisions provided by Haryana
Urban Development Authority.

2. That the building plans submitted to the Authority are in conformity to the Haryana Urban Development
Authority (Erection of Buildings) Regulations, 1979, as amended from time to time and the zoning conditions
applicable on the plot.

3. We shall abide by the zoning sheet provisions and Haryana Urban Development Authority bye-laws
during construction on the above said plot.

4. That we shall be liable to face any action by Haryana Urban Development Authority if the construction
is found to be in contravention to Haryana Urban Development Authority norms and bye-laws.

(Owner)

(Architect)

Witness

Verification :—

We, the above named deponents do hereby declare that the above statement of owner of the mentioned
plot and the Architect are true and correct to the best of our knowledge and belief and nothing has been concealed
therein.

Place

Date

Deponents

AFFIDAVIT (Annexure-B)

(To be submitted at the time of completion of excavation)

(See Form BRS-VII)

We,son/ daughter/wife of Shri.....andson/wife/daughter of Shri.....do hereby solemnly affirm and declare as under :—

1. That we.....the owner of plot no..... sector..... Urban Estate.....and the supervising Architect.....(C.A. No.....) have taken the proper possession / demarcation of plot at the site.

2. That we are fully responsible for the correctness of the construction being done as per the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, as amended from time to time and zoning sheet provisions applicable on the plot.

3. Excavation work has been completed in accordance to HUDA bye- laws.

(Owner)

(Architect)

Witness

Verification :-

We, the above named deponents do hereby declare that the above statement of owner of the plot and the Architect are true and correct to the best of our knowledge and belief and nothing has been concealed therein.

Place

Date

Deponents.

AFFIDAVIT (Annexure -C)

(To be submitted at Damp proof course Level)

(See Form No. BRS-VII)

We,son/ daughter/wife of Shri..... and
son/wife/daughter of Shri.....do hereby solemnly affirm and declare as under :—

1. That we the owner of plot no..... sector..... Urban Estate.....
the construction of which has reached Damp proof course Level under the supervision of
Architect..... (C.A. No.....).

2. The Damp proof course has been laid entirely as per provisions of the Haryana Urban Development
Authority (Erection of Buildings) Regulations, 1979, as amended from time to time and zoning sheet provisions
made available by Haryana Urban Development Authority.

3. That we shall be liable to face any action by Haryana Urban Development Authority if the said
construction is found to be in contravention to the norms/Bye-laws.

4. That further construction shall not be proceeded with for a period of fifteen days.

(Owner)

(Architect)

Witness

Verification :-

— We, the above named deponents do hereby declare that the above statement of owner of the plot and the
Architect are true and correct to the best of our knowledge and belief and nothing has been concealed therein.

Place

Date

Deponents.

AFFIDAVIT (Annexure-D)

(To be submitted at the time of submission of completion drawings)

(See Form No. BRS-III A/B)

We,son/ daughter/wife of Shri..... and
 son/daughter/wife of Shri.....do hereby solemnly affirm and declare as under :—

1. That we,, the owner of the plot no..... sector....., Urban Estate.....and.....the supervising Architect (C.A.No.....), certify that the building on the above said plot has been partially completed/ fully completed as per provisions of the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, as amended from time to time and the zoning sheet provisions applicable on the plot.

2. It is further certified that we shall be liable to face any action by Haryana Urban Development Authority if the above mentioned construction is found to be in contravention to the norms/bye-laws/ regulations of Haryana Urban Development Authority.

3. It is further certified that there is no noncompoundable unauthorized construction and all compoundable items are within the allowable Haryana Urban Development Authority compounding regulations.

(Owner)

Witness

(Architect)

Verification:—

We, the above named deponents do hereby declare that the above statement of owner of the plot and the Architect are true and correct to the best of our knowledge and belief and nothing has been concealed therein

Place

Date

Deponents

(Sd.)...

Chief Administrator,

Haryana Urban Development Authority,

Panchkula

(Sd.)...

Secretary to Government of Haryana,

Town and Country Planning Department

HARYANA URBAN DEVELOPMENT AUTHORITY

Notification

The 26th February, 2007

No. Sr.Arch/Auth-2007/7064 — In exercise of the powers conferred by clause (d) of section 54 of the Haryana Urban Development Authority Act, 1977 (Act 13 of 1977) and with the previous approval of the State Government conveyed *vide* memo no.10/1/98-2TCP dated the, 20-02-2007 the Haryana Urban Development Authority hereby makes the following regulations further to amend the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, namely :-

1. These regulations may be called the Haryana Urban Development Authority (Erection of Buildings) Second Amendment Regulations, 2006.

2. In the Haryana Urban Development Authority (Erection of Buildings) Regulation 1979, hereinafter called the said regulations, after regulation 2, the following regulation shall be inserted, namely :—

“2-A Building application – Procedure for submission of building application and execution of works shall be as per provisions contained in part II of these regulations : Provided that in case of certain areas /uses and category of plots to be notified, self certification procedure as provided in part II-A shall be followed.”

3. In the said regulations, in regulation 8 :—

- (i) for sign “:” existing at the end , the sign “.” shall be substituted ; and
- (ii) The proviso existing at the end shall be omitted .

4. In the said regulations, after Part II, the following part shall be inserted , namely :—

PART- II A

Procedure for submission of building application and execution of work. (applicable in areas notified for following self certification procedure)

11-A Intention to construct/physical possession/demarcation

(1) When a person expresses his intention to construct a building in form BRS 0 he shall first be required to clear the dues, if any, outstanding against his plot. After clearance of dues the following documents shall be provided to him by the Authority:-

- (a) A sheet showing the zoning of the plot (except for sites governed by architecture control) indicating buildable and non buildable zones, north direction, external plot dimensions, gate location, boundary wall heights, front, rear and side set backs, adjoining plot numbers, formula for calculation of covered areas, floor area ratio, height limits of main and ancillary portions, allowable plinth level. Checklist of documents to be submitted at each stage along with the fee structure.
- (b) A copy of building bye-laws.

(2) Besides providing documents mentioned above, Estate Officer or his representative shall give to the allottee the physical possession/demarcation and allowable plinth level of the plot at site.

11-B Submission of building application

(1) Any person intending to erect or re-erect any building shall make an application in writing to the Estate Officer in form B.R.S.-I, accompanied by the following documents and forms, duly signed by a registered Architect, Engineer, Structural Engineer and Proof Consultant as required in the relevant forms/documents :—

- (a) a site plan as required by regulation 11-E;
- (b) a building plan or plans as required by regulation 11-F;
- (c) details of specifications of the work to be executed in form B.R. S.-II;
- (d) certificate of conformity to regulations and structural safety in form BRS- V A/B;

- (e) the owner and Architect shall give a certificate in the form of an affidavit that they have understood the provisions of the zoning sheet fully and shall not deviate from the prescribed norms;
- (f) fire safety design as required by the National Building Code, duly approved by the fire officer;
- (g) heating, ventilation, air conditioning, (HVAC) service plan wherever required;
- (h) certificate of conformity to regulations and structural safety for the relevant building (depending on type and height) in form BRS-VA and BRS-VB;

(2) Every person giving an application under regulation 11-B shall appoint a registered Architect for drawing up of plans. The supervision of erection or re-erection of residential and commercial buildings (governed by architecture controls) upto three stories or 11metre height may be undertaken by the Architect. However, for industrial buildings and commercial buildings (governed by architecture control and above 11metre height) the supervision shall be undertaken both by the Architect and the Engineer. The Architect shall sign the certificate taking responsibility for architectural supervision only.

(3) The application, plans, structural drawings, specifications and the certificates shall be signed by the applicant and the registered Architect, Engineer, Structural Engineer and Proof Consultant as required in the relevant forms/documents.

(4) The application shall be accompanied by the scrutiny fee to be calculated at the rate of Rs. 10 per square metre of the floor area.

(5) Amount of malba fee/security shall be Rs.1000/- (One thousand rupees only) for the plot having an area less than one kanal and Rs. 2000/- (Two thousand rupees only) for the plot having an area of one kanal or more. Fifty percent of the amount shall be deposited as non refundable security. The malba fee/security shall be deposited by the allottee with the Executive Engineer concerned before the start of construction of house or release of water connection. The amount of malba /security shall be refundable only after the malba is completely removed, the area is levelled and the occupation certificate is issued by the Estate Officer concerned. The refund of malba fee/security shall further be subject to the condition that allottee shall construct *pucca* approach to his house by connecting it from the edge of road towards his house and not from any other point of the road.

(6) This application shall be treated as the fifteen days notice for start of construction. The construction can be started after fifteen days, in case no objection is conveyed to the applicant.

(7) In case where the supervising Architect /Engineer is different from the one who has prepared the designs, the plans shall be signed by both of them.

11-C Checking of building plans and rectifying violations

(1) Authority reserves the right to check the building plans and construction at any stage and violations, if found shall have to be rectified by the owner/applicant. In case the owner/applicant fails to rectify violations, the Authority shall demolish the unauthorized construction. Action shall also be taken against the defaulting Architect by removing his name from the panel and referring his case to the Council of Architecture for misconduct. All rectifications shall be at the risk and cost of the owner and no plea of the owner shall be entertained for any default committed by the Architect engaged by him. In all such cases the procedure of self- certification shall stand aborted.

(2) If a building is begun, erected or re-erected in contravention to any of the building regulations, the Chief Administrator shall be competent to require the building to be altered or demolished, by a written notice delivered to the owner. Such notice shall also specify the period during which such alteration or demolition has to be completed and if the notice is not complied with, the Chief Administrator shall be competent to demolish the said building at the expense of the owner.

11-D Preparation of zoning plans and checking of building plans

The Authority may constitute committees for-

- (a) preparation of zoning plans;
- (b) checking of building plans,
and entrust such committees with such powers and functions as it may deem proper.

11-E Site plan

- (1) The site plan shall be drawn to a scale of not less than :-
 - (a) 1 to 200 for sites not exceeding 1000 square metres;
 - (b) 1 to 400 for sites exceeding 1000 square metres but below 4500 square metres;
 - (c) 1 to 800 for sites of 4500 square metres and above.
- (2) The site plan shall be prepared with sufficient accuracy to enable the site to be identified and shall be submitted on distinct azo prints in quadruplicate, two of which shall be mounted on cloth. The site plan shall be fully dimensioned and shall show—
 - (a) the boundaries of the site;
 - (b) the direction of the North point relative to the site;
 - (c) the street or road adjoining the site with their width clearly dimensioned and names, if any, all existing road side trees, lamp posts, or other features or structures likely to affect the approach to the building;
 - (d) surrounding buildings in outline within a distance of 15 metres from the boundaries of the site;
 - (e) all existing buildings or structures on, over or under the site or projecting beyond it, in outline besides distinctly indicating the proposed building or buildings;
 - (f) the area and proportion of the site to be covered by building including existing building, if any;
 - (g) dimension of open spaces on the front, rear and the side of the building;
 - (h) the levels of the site and of the plinth of the building in relation to those of the neighbouring streets, also the levels of all courtyards and open spaces in relation to the bed levels of the existing drains and sewers in the street or streets into which the building or site is to be drained;
 - (i) method of disposal of waste water, sewerage and storm water; and
 - (j) position of water supply.

11-F Building plans

- (a) The building plan or plans shall be drawn to a scale not less than
 - (i) 1: 50 for plots not exceeding 1000 square metres in size;
 - (ii) 1: 100 for plots exceeding 1000 square metres ;
- (b) These shall be submitted on distinct Azo prints in quadruplicate, two of which shall be mounted on cloth. These plans shall, *inter alia*, indicate—
 - (i) the plans of all the floors, all external elevations and sections (longitudinal and cross) illustrating distinctly all the different levels through floors, stair case, water closet, bath, Kitchen and garage;
 - (ii) the plinth level of the building with reference to the level at the centre of the street or streets on which the proposed building is to abut;
 - (iii) the Schedule indicating the sizes of the doors, windows, openings and other methods of ventilation of each room;
 - (iv) the means of access to the building and its various floors together with the means of escape in case of fire, if required under the specific rules;
 - (v) in case of the proposed additions and alterations to an existing building, all new works on the plan by indelible distinctive colours with a key to the colours used;
 - (vi) the proposed method of drainage, including the position, form and dimensions of all privies, urinals, drains and the method of disposal of sewage, sullage and storm water in full detail; and
 - (vii) north point relative to the plan of the building;

Note:- In case of large buildings, various blocks of the building may be drawn on separate sheets.

11-G Type plans

In case the applicant wishes to follow type (standard) design of a building approved by an authorized officer of the Authority, he may obtain the same from the Estate Officer at the rate of Rs 100/- per print or at the rate fixed by the Authority from time to time. Rest of the procedure shall be the same as explained in regulations-11-A, 11-B, 11-E and 11-F above. However, the drawings to be submitted shall be the ones which have been supplied by the Authority and changes, if any, shall be shown on these very sheets.

11-H Information necessary to validate application

No application under regulation 11-B shall be considered to be valid unless it is made on form BRS-I and is accompanied by the requisite number of plans and documents together with the scrutiny fee and malba fee/ security at the rates mentioned at (4) and (5) of 11-B or at the rates fixed by the Authority from time to time. In case of failure of such compliance, the application together with plans shall be returned to the applicant for resubmission in accordance with the regulations.

11-J Validity of plans

Once an application under regulation 11-B has been made the same shall be considered valid for construction within two years of the date of submission of application. If construction is not completed within a period of two years then a fresh application shall have to be made under regulation 11-B.

11-K Completion of excavation

The applicant jointly with his Architect shall give to the Estate Officer concerned intimation in form BRS-VII along with necessary affidavit as mentioned in form BRS -VII.

11-L Submission of progress certificates

(1) Progress certificates in the provided formats in form BRS-VII shall be submitted jointly by both the Architect and the owner at the following stages:—

- (a) damp proof course level;
- (b) roof level.

(2) At the time of submitting the progress certificate at damp proof course level an affidavit as mentioned in form BRS-VII stating that the construction being done is as per Haryana Urban Development Authority bye-laws/norms in force shall also be submitted. On submission of damp proof course progress certificate construction shall be withheld for a period of fifteen days to allow random checking by the Estate office. The allottee may proceed with further construction if he receives no notice during this period from the Estate office.

11-M Completion drawings

(1) On the completion of the building the owner and the Architect shall submit final completion drawings duly signed by the Architect and Engineer along with form BRS-III A/B, as applicable, along with affidavits as mentioned in form BRS-III A/B. Certificates in form BRS-IV A/B, as applicable, shall be submitted by Architect and Engineer along with certificates by contractor (if there is one) and plumber in form BRS-VIII and BRS-IX. Following documents shall also be submitted:—

- (a) Self-assessment of violations in the building, jointly signed by the owner and Architect, along with demand draft of the due payment for compounding of such violations shall be submitted along with form BRS-III A/B.
- (b) Both the Owner and Architect shall give an affidavit as mentioned at serial no. 10 in form BRS-III A/B that no provision of Haryana Urban Development Authority bye-laws including allowable compounding items, has been violated.
- (c) Photographs of front, side, rear set backs, front and rear elevation of the building shall be submitted along with photographs of essential areas like cut outs and shafts from the roof top. A compact disc containing all photographs shall also be submitted.

11-N Occupation certificate

(1) The Authority shall necessarily issue an occupation certificate in form BRS VI within three working days of receipt of the form BRS-III A/B, duly complete in all respects and accompanied with the required completion drawings, forms and affidavits. The occupation certificate shall be issued provided that the documents submitted along with form BRS-III A/B are in order. Violations, if found at any subsequent stage, shall result in cancellation of the occupation certificate issued and the same may be restored only after removal of violations. Further, action against the Architect shall also be taken for furnishing a wrong certificate/affidavit.

(2) No person shall occupy or allow any other person to occupy any new building or a part thereof for any purpose whatsoever until such building or part thereof has been certified by the Estate Officer as having been completed and an occupation certificate has been issued in his favour in form BRS-VI.

(3) Provisional occupation certificate (in case of residential plots) pending the issue of final certificate may be issued for a period not exceeding six months in case where one habitable room, a kitchen and a toilet forming a part of the submitted plan is completed. However, a minimum of 25% of the ground coverage shall have to be constructed.

(4) Construction of works as laid down in regulation 81A shall be the part of the occupation certificate. Unless such works are completed as per drawings submitted, no occupation certificate shall be issued.

11-O Genral

(1) A system of arbitration may be devised for interpretation of bye- laws, whenever difference of opinion occurs. However, the final decision shall be taken by the Authority in all disputes and its decision shall be binding on the owner/Architect.

(2) At any stage during construction, if an Architect notices that violations (except compoundable ones) are taking place, he shall intimate the Estate Officer of such violations and stop further supervision. He shall also intimate the allottee about the violations and advise him to stop further construction. Complete details along with photographs may be submitted to the Estate Officer. The Authority may immediately issue a notice to the owner on the basis of the Architect's certificate to suspend further work and rectify violations. In such cases the owner shall be held responsible for further additions in violations. Such a situation shall automatically annul the process of self certification and the owner may, after removal of violations engage an Architect for preparing the revised drawings. In such cases completion shall be given only after scrutiny of revised drawings and inspection of site .

(3) Sanctionable changes may be allowed to be done provided that at the completion stage all changes are incorporated by the Architect in the completion drawings to be submitted by the owner to the Authority. While seeking occupation certificate, the Architect shall give a certificate that all changes done are sanctionable and permissible as per bye-laws.

(4) If the supervising Architect / owner fails to submit the progress certificate at damp proof course level, both shall be held responsible. While action shall be initiated against the Architect to cancel his empanelment with Haryana Urban Development Authority and refer his case to Council of Architecture for cancellation of his registration, the owner shall be liable to remove all violations and in addition, penalty for non submission of damp proof course certificate shall be levied.

(5) After submitting of application or during the construction of building if the owner/registered Architect/ registered structural Engineer/licensed plumber is changed, he shall intimate the competent Authority by registered letter that he is no longer responsible for the project from the date of actual dispatch of the letter. The information must be sent within seven days of occurrence of the change to the Estate Officer by the respective owner/ Architect/Engineer/plumber. The construction work shall have to be suspended until the new owner/ registered Architect/registered structural Engineer/licensed plumber, as case may be, undertakes the full responsibility of the project *vide* forms and documents submitted at the time of applying for erection/re-erection of the building within seven days of his taking over. Owner's intimation regarding change of name of professionals shall be considered to be final by the Authority.

(6) If the owner or registered Architect/ Structural Engineer/ licensed plumber, as the case may be, submits a wrong report while making application under regulation 11-B or regulation 11-G or, if any, additional construction or violation is reported to exist at site or concealment of any fact comes to notice or if the Architect/ owner falsely justifies or mis-states regarding completion, he shall be jointly and severally held responsible for such omission/ commission and his registration/ license to work in Authority may be suspended or cancelled or any other penalty may be imposed as may be decided by the committee constituted under the Chairmanship of the Chief Administrator after giving an opportunity of being heard.

11-P Areas where self- certification procedure is applicable:—

The self certification procedure shall be applicable in the following areas , namely :-

(1) Areas in hyper potential zone

(a) Controlled areas declared under clause (a) of sub- section (1) of section 4 of the Punjab Schedule Roads and Controlled Areas Restriction of Unregulated Development Act, 1963(Act 41 of 1963) around municipal town Gurgaon.

(2) Areas in high potential zone.

- (a) All the controlled areas in Gurgaon district notified under the provisions of clause (b) of sub-section (1) of section 4 of the Punjab Schedule Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Act 41 of 1963), including controlled areas declared around Sohna town;
- (b) controlled areas around Faridabad-Ballabhgarh complex;
- (c) controlled areas of Sonapat –Kundli multifunctional urban complex, Panipat;
- (d) periphery controlled area of Panchkula.

(3) Areas in medium potential zone.

- (a) controlled areas of Karnal , Kurukshetra, Ambala City, Ambala Cantt., Yamuna nagar- Jagadhari, Bahadurgarh, Hisar, Rohtak, Rewari -Bawal-Dharuhera complex, Gannaur, Oil Refinery Panipat (Beholi);
- (b) controllead areas declared under clause (b) of sub -section (1) of section 4 of the Punjab Schedule Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Act 41 of 1963) in Faridabad district and also including around towns Palwal and Hodel

Note:- "Controlled areas" shall mean areas declared as controlled areas under section 4 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Act 41 of 1963).

FORM BRS-O

[See regulation 11-A (1)]

Application for clearance of dues/ issuance of zoning sheet and taking physical possession/ demarcation of plot.

Class of building —

- (i) Residential
- (ii) Commercial ,where Architecture Control Sheets are applicable
- (iii) Industrial

From

.....

To

The Estate Officer,
 Haryana Urban Development Authority,

.....

Sir,

I/We hereby express my/our intention to construct a building on plot no.Sector
 Urban Estate

I/we request you to issue a no dues certificate prior to start of construction. I/we also request you to issue the necessary zoning sheet for the above mentioned plot. I/we further request you to give the possession of the plot along with demarcation and the plinth level at site. I/we shall make the necessary arrangements of having the material and contractor/mistry ready at site on the day and time given by you for the same.

Signature of Applicant.

FORM BRS-I*[See regulation 11-B (1)]***FORM OF APPLICATION**

(To be submitted at the time of submitting building plans/drawings)

Class of building.....

- (i) Residential
- (ii) Commercial ,where Architecture control sheets are applicable
- (iii) Industrial buildings

From

.....

.....

To

The Estate Officer,

Haryana Urban Development Authority.

.....

Sir,

1. I/We hereby confirm that physical possession, demarcation and plinth level has been given to me /us at site on..... by the representative of your office.

I/ we hereby submit the following building plans to erect/re-erect/add to/alter a building/wall, in accordance with the plans being submitted herewith, on site/Plot No..... Sector.....at.....

2. I/we attach herewith in quadruplicate:—

- (a) a site plan showing the position of the site proposed to be built upon;
- (b) plans, elevations and sections;
- (c) drainage plans;
- (d) structural drawings in form BRS VA/VB as may be applicable;
- (e) fire safety design as required in the National Building Code duly approved by the State Fire Authority. Alternatively, an undertaking to the effect that Fire safety plans duly approved by the State Fire Authority shall be submitted within sixty days;
- (f) heating, ventilation, Air Conditioning (HV AC) service plans wherever required;
- (g) specifications of the proposed building in Form BRS-II;
- (h) certificate of conformity to regulations and structural safety for the relevant buildings (depending on type and height) in Form BRS-VA and BRS-VB.

3. The requisite fee has been deposited vide Receipt No....., Book No....., dated.....

4. Undertaking

The construction of the building shall be undertaken as per the submitted building plans, structural design given by the structural Engineer, Fire safety design duly approved by the competent authority and got supervised through the following Architect/Engineer. I/We further undertake to remove all unauthorized and non-compoundable construction, if any such construction is found at the site by the authority at later inspection.

A. Architect

- (i) Name of Architect
- (ii) Council of Architecture Registration No.....valid up to
- (iii) Full Address,

B. Engineer

- (i) Name of Engineer
- (j) Registration No. (if any).....
- (k) Qualification
- (l) Address,

5. This may kindly be treated as the fifteen days notice before start of construction at site.

6. Necessary affidavit as per Annexure A of the set of forms is enclosed.

Date

Enclosures

Signature of Applicant

FORM BRS-II

[See regulation 11-B (1) (c)]

Specifications

The materials to be used in the construction to be clearly specified under the following heads:-

Items	Specifications
(a) Foundations	
(b) Walls	
(c) Damp-proof course	
(d) Roofs	
(e) Floors	
(f) Windows and doors and other wood works	
(g) Steel works	
(h) Internal finish	
(i) External finish	

Signature of Architect/Engineer

Signature of Applicant.

FORM BRS-III-A*[See regulation 11-M]*

For Residential buildings and Commercial buildings governed by Architecture control (up to 3 storeys or less than 11 metres height).

Application for permission to occupy/submission of completion drawings.

From

.....

.....

To

The Estate Officer.

Haryana Urban Development Authority.

.....

Sir,

1. I/We hereby give you notice that the building/a part of building described below has been completed onin all respects according to the completion plans/drawings submitted herewith and the structural design made for the same.

Description of building

Plot No.....Sector.....

Urban Estate.....City.....

Name of the owner Shri/Smt.....

Full address of the owner.....

2. The modifications made to the building plans and carried out at site during the course of construction are shown in the completion drawings and are as per Haryana Urban Development Authority bye-laws/norms.

3. Corresponding to the above modifications made in the building plans, necessary amendments were also carried out in the structural design and implemented at site.

4. Kindly issue an occupation certificate as required by Regulation.....of the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979.

5. Self assessment of compoundable items along with demand draft of calculated amount is enclosed.

6. I/We take responsibility for the quality and safety of the structure and construction carried out at site.

7. It is further certified that no provision of Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, as amended from time to time (including allowable compounding items) has been violated.

8. All debris and rubbish have been cleared from the site.

9. Photographs of front, rear, side set backs, front and rear elevation of the building along with photographs of cut outs, shafts from roof top are also submitted. Compact disc containing all photographs is also enclosed.

No. of photographs

10. Necessary affidavit as per Annexure D of the set of forms is enclosed.

11. Necessary certificate of supervision of Architect in form BRS-IV-A is enclosed.
12. Necessary certificate of Plumber in form BRS-IX.
13. Certificate of contractor in form BRS-VIII (wherever one has been appointed).

Signature of Applicant.

It is certified that the completion plans along with structural design being submitted are in accordance with the provisions of Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, as amended from time to time . Further, conditions stated above at serial nos. 1,2,3,5,7 and 9 are true and correct.

Signature of Architect
supervising the construction at site.

FORM BRS-III-B*[See regulation 11-M]*

For Industrial buildings and Commercial buildings (governed by Architecture control, above 3 storeys or more than 11 metres height.).

Application for permission to occupy/submission of completion drawings.

From

.....

To

The Estate Officer,

Haryana Urban Development Authority,

.....

Sir,

1. I/We hereby give you notice that the building/a part of building described below has been completed onin all respects according to the completion plans/drawings submitted herewith and the structural design made for the same.

Description of building.

Plot No..... Sector.....

Urban Estate..... City.....

Name of the owner Shri / Shrimati.....

Full address of the owner.....

.....

2. The modifications made to the building plans and carried out at site during the course of construction are shown in the completion drawings and are as per Haryana Urban Development Authority bye-laws/norms.

3. Corresponding to the above modifications made in the building plans, necessary amendments were also carried out in the structural design and implemented at site.

4. Kindly issue an occupation certificate as required by Regulation.....of the Haryana Urban Development Authority (Erection of Buildings), Regulations, 1979.

5. Self assessment of compoundable items along with demand draft of the calculated amount is enclosed.

6. I/We take responsibility for the quality and safety of the structure and construction carried out at site.

7. It is further certified that no provision of the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, as amended from time to time (including allowable compounding items) has been violated.

8. All debris and rubbish have been cleared from the site.

9. Photographs of front, rear, side set backs, front and rear elevation of the building along with photographs of cutouts, shafts from roof top are also submitted. A compact disc containing all photographs is also enclosed.

No. of photographs

10. Necessary affidavit as per Annexure D of the set of forms is enclosed.

11. Necessary certificate of supervision of Architect and Engineer on form BRS-IV B is enclosed.

12. Necessary certificate of Plumber in form BRS-IX
13. Certificate of contractor in form BRS-VIII (wherever one has been appointed).

Signature of Applicant.

It is certified that the completion drawings along with structural design being submitted are in accordance with the provisions of the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, as amended from time to time . Further conditions stated above at serial nos. 1,2,3,5,7 and 9 are true and correct.

Signature of the Architect
supervising the construction at site.

Signature of the Engineer
supervising the construction at site.

FORM BRS-IV-A

[See regulation 11-M]

(To be submitted alongwith form BRS-III A)

For Residential Buildings and Commercial Buildings (governed by Architecture control) up to 3 storeys or less than 11 Metres height.

Completion-Certificate by an Architect in respect of building on:

Plot No..... Sector.....

Urban Estate City.....

Name of the owner Shri/Smt.....

Full address of the owner.....

.....

.....

I do hereby certify that the above work has been supervised by me and has been completed to my satisfaction in accordance with the completion drawings and structural design , which are as per Haryana Urban Development Authority norms /bye-laws.

The workmanship and all the material used meet the specifications laid down in the National Building Code.

No provision of the Haryana Urban Development Authority (Erection of Buildings) Regulations,1979,as amended to date, and no requisition made, conditions prescribed or order issued thereunder has been transgressed in the course of the work.

Dated

Signature of Architect.

FORM BRS-IV-B*[See regulation 11-M]*

(To be submitted alongwith form BRS-III B)

For Industrial Buildings and Commercial Buildings (governed by Architecture control more than 3 storeys or above 11 Metres height.)

Completion certificate by the Architect and the Engineer in respect of building on

Plot No..... Sector.....

Urban Estate.....City.....

Name of the owner Shri/ Shrimati.....

Full address of the owner.....

.....

.....

It is hereby certified that the above work has been supervised by us and has been completed to our satisfaction in accordance with the completion drawings and structural design as checked and certified by the proof consultant. It is further certified that the drawings and construction are as per Haryana Urban Development Authority norms/bye-laws.

The workmanship and all the material used meets the specifications laid down in the National Building Code.

No provision of the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, amended to date, and no requisition made, conditions prescribed or order issued thereunder has been transgressed in the course of the work.

Dated

Signature of
Architect

Signature of
Engineer.

FORM BRS-VA*[See regulation 11-B (1)]*

(To be submitted along with form BRS-I)

Structural design and certificate of conformity to regulations and structural safety for residential, industrial buildings and for commercial buildings which are governed by Architecture control (upto 3 storeys or less than 11 metres height.)

1. Structural design for the undermentioned plot, in accordance with the provisions of National Building Code is enclosed.

2. Certificate to be submitted along with the building application in form BRS-I duly signed by the Architect and the Structural Engineer:—

Details of the building for which the certificate is being issued.

Plot No....., Sector.....

Urban Estate.....City.....

Name of the owner Shri / Shrimati.....

Full address of the owner.....

.....

.....

(a) Building plan:-

(i) Name of Architect

(ii) Registration No.....valid up to.....

(iii) Full Address.....

(b) Structural Design:—

(i) Name of structural Engineer who has undertaken the structural design of the building.....

(ii) Registration No. (if any).....

(iii) Qualifications and Experience.....

(iv) Address.....

Certificate

The plans submitted in form BRS-I for building, detailed above, are in accordance with the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, as amended from time to time and the zoning sheet provisions for the plot.

The structure has been designed in accordance with the provisions of the National Building Code and the relevant Indian Standard Codes (with latest amendments) including Indian Standard Codes for structures resistant to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same.

(Owner)

(Architect)

Signature of Engineer.

FORM BRS VB*[See regulation 11-B (1)]*

(To be submitted alongwith form BRS-I)

Structural design and certificate of conformity to regulations and structural safety of Industrial buildings and Commercial Buildings (governed by Architecture control, more than three stories or above 11 metres height).

1. Structural design for the undermentioned plot, in accordance with the provisions of National Building Code is enclosed.

2. Certificate to be submitted along with the building application in form BRS-I duly signed by the Architect, the Structural Engineer and the proof Consultant :—

Details of the building for which the certificate is being issued.

Plot No.....,Sector.....

Urban Estate....., City.....

Name of the owner Shri/ Shrimati.....

Full address of the owner.....

.....
.....

(a) Building plans:—

(i) Name of Architect.....

(ii) Registration No.....valid up to.....

(iii) Full Address.....

(b) Structural Design:—

(i) Name of Structural Engineer who has undertaken the Structural Design of the Building.....

(ii) Registration No. (if any).....

(iii) Qualification and Experience.....

(iv) Address.....

(c) Proof Consultant.

(i) Name.....

(ii) Registration No (if any).....

(iii) Qualifications and Experience.....

Certificate

The plans submitted in form BRS-I for building, detailed above, are in accordance with the Haryana Urban Development Authority (Erection of Buildings) Regulations, 1979, as amended from time to time and the zoning sheet for the plot.

The structure has been designed in accordance with the provision of the National Building Code and the relevant Indian Standard Codes (with latest amendments) including Indian Standard Codes for structures resistant to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same.

Owner

Architect

Structural Engineer.

The structural design has been checked by me and has been found in order. This design is in accordance with the National Building Code and the relevant Indian Standard Code (with latest amendments) including Indian Standard Codes for structures resistant to earthquakes and other natural hazards. The site conditions, such as conditions of soil, its load bearing capacity and the underground water table etc. have been duly kept in view while designing the same.

Proof Consultant.

