

**HARYANA VIDHAN SABHA**

**Bill No. 11—HLA OF 2023**

**THE HARYANA DEVELOPMENT AND REGULATION OF  
URBAN AREAS (SECOND AMENDMENT) BILL, 2023**

**A**

**BILL**

*further to amend the Haryana Development and Regulation of  
Urban Areas Act, 1975.*

Be it enacted by the Legislature of the State of Haryana in the Seventy-fourth Year of the Republic of India as follows:-

1. This Act may be called the Haryana Development and Regulation of Urban Areas (Second Amendment) Act, 2023. Short title.
2. In section 3C of the Haryana Development and Regulation of Urban Areas Act, 1975,- Amendment of section 3C of Haryana Act 8 of 1975.
  - (i) for the existing marginal heading, the following marginal heading shall be substituted, namely:-

“Registration of independent residential and commercial floors.”;
  - (ii) for sub-section (1), the following sub-section shall be substituted, namely:-

“(1) The registration of independent residential and commercial floors for the purpose of transfer, sale, gift, exchange or lease in perpetuity in a colony, for which a licence has been granted under this Act, shall be permitted as independent residential dwelling unit or commercial unit:

Provided that no sub-division of land under the residential dwelling unit or commercial unit shall be permitted and the registration shall be limited to only one residential dwelling unit or commercial unit on each floor.”.

**STATEMENT OF OBJECTS AND REASONS**

Section 3-C of The Haryana Development and Regulation of Urban Areas Act, 1975 enables registration of independent residential floors for the purpose of transfer, sale, gift, exchange or lease in perpetuity in a colony, for which a licence has been granted under the Act *ibid*. Currently, there is no statutory provision to allow registration of independent floors in Commercial plots forming part of licenced colonies. However, the same is already allowed in Sectors/ Estates developed by Haryana Shehri Vikas Pradhikaran (HSVP) vide policy instructions dated 05.12.2020. Therefore, at parity with HSVP commercial development, it is proposed that Section 3-C of the Act may be amended to allow registration of independent floors in case of commercial plots forming part of licenced colonies also.

Hence, the bill.

MANOHARLAL,  
Chief Minister,  
Haryana.

CHANDIGARH :  
The 23rd August, 2023

R.K. NANDAL,  
Secretary.

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*N.B.—* The above Bill was published in the Haryana Government Gazette (Extraordinary), dated the 23rd August, 2023, under proviso to Rule 128 of the Rules of Procedure and Conduct of Business in the Haryana Legislative Assembly.

**ANNEXURE****EXTRACT FROM THE HARYANA DEVELOPMENT AND  
REGULATION OF URBAN AREAS ACT, 1975**

**"3-C. Registration of independent residential floors.—** (1) The registration of independent residential floors for the purpose of transfer, sale, gift, exchange or lease in perpetuity in a colony, for which a licence has been granted under this Act, shall be permitted as independent dwelling units:

Provided that no sub-division of land under the residential dwelling unit shall be permitted and the registration shall be limited to one dwelling unit only on each floor.

