

HARYANA VIDHAN SABHA

Bill No. 40—HLA OF 2025

THE HARYANA SCHEDULED ROADS AND CONTROLLED
AREAS RESTRICTION OF UNREGULATED DEVELOPMENT
(AMENDMENT) BILL, 2025

A

BILL

*further to amend the Haryana Scheduled Roads and Controlled Areas
Restriction of Unregulated Development Act, 1963.*

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

1. (1) This Act may be called the Haryana Scheduled Roads and Controlled
Areas Restriction of Unregulated Development (Amendment) Act, 2025.

Short title and
commencement.

(2) It shall be deemed to have come into force with effect from the 13th
November, 2025.

2. In section 8 of the Haryana Scheduled Roads and Controlled Areas Restriction
of Unregulated Development Act, 1963,-

Amendment of
section 8 of
Punjab Act 41
of 1963.

(I) in sub-section (1),-

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

(ii) the following proviso shall be added, namely:-

“Provided further that where the permission for an industrial
purpose in the conforming zone of the plan published under sub-section
(7) of section 5 is granted through self-certification, the applicant,
without following the procedure under sub-section (1), shall have to
furnish such information online, as may be specified by the Director
and shall pay the requisite fee and charges.”.

(II) in sub-section (2),-

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

(ii) the following proviso shall be added, namely:-

“Provided that where the permission for conforming zone is granted
through self-certification, no further enquiry by the Director shall be
required.”.

3. (1) The Haryana Scheduled Roads and Controlled Areas Restriction of
Unregulated Development (Amendment) Ordinance, 2025 (Haryana Ordinance No.
5 of 2025), is hereby repealed.

Repeal and
savings.

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

STATEMENT OF OBJECTS AND REASONS

The Government of India has accorded highest priority to Ease of Doing Business (EoDB) reforms through the Compliance Reduction and Deregulation Docket, which aims to rationalize regulatory frameworks and reduce procedural delays across sectors. As part of this initiative, twenty-three priority reform areas have been identified, out of which eight pertain to Town and Country Planning Department, Haryana. This includes simplification, digitization and automation of processes related to grant of Change of Land Use (CLU) permissions to enhance transparency and investor confidence.

In alignment with these national objectives, it is proposed to introduce permission under self-certification through an online system for conforming land use zones in notified Development Plans. This system will enable eligible applicants to obtain permission through an online self-certification mechanism, based on information, documents and undertakings submitted digitally and verified through automated processes. This will ensure transparency, significantly reduce manual intervention and enhance ease of doing business in the State.

To operationalize this reform, it is imperative to amend the provisions of the Haryana Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 to provide statutory backing.

In order to make above-referred changes, amendment in Section 8 (1 & 2) of Haryana Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 is required.

Hence this Bill.

NAYAB SINGH,
Chief Minister, Haryana.

Chandigarh :
The 18th December, 2025.

Rajiv Prashad,
Secretary.

N.B.— The above Bill was published in the Haryana Government Gazette (Extraordinary), dated the 18th December, 2025, under proviso to Rule 128 of the Rules of Procedure and Conduct of Business in the Haryana Legislative Assembly.

ANNEXURE
EXTRACT FROM THE HARYANA SCHEDULED ROADS AND
CONTROLLED AREAS RESTRICTION OF UNREGULATED
DEVELOPMENT ACT, 1963.

Section	Extract
Sub-section (1) of section 8	<p>In Sub-section (1) of section 8 of the Haryana Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, the following proviso shall be added -</p> <p>“Provided further that where the permission for an industrial purpose in the conforming zone of the plan published under sub-section (7) of section 5 is granted through self-certification, the applicant, without following the procedure under sub-section (1), shall have to furnish such information online, as may be specified by the Director and shall pay the requisite fee and charges.”.</p>
Sub-section (2) of section 8.	<p>In Sub-section (2) of section 8 of the Haryana Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, the following proviso shall be added -</p> <p>“Provided that where the permission for conforming zone is granted through self-certification, no further enquiry by the Director shall be required.”.</p>

