

To

1. All the District Municipal Commissioners in the state of Haryana.
2. All the Commissioners of the Municipal Corporations in the state of Haryana.
3. All Executive Officers of the Municipal Councils in the state of Haryana.
4. All Secretaries of the Municipal Committees in the state of Haryana

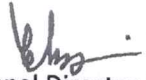
Memo No.: DULB/DMC-HQ/2023/738
Dated: 28.10.2023

Subject:- Regarding removal of anomalies on the property data uploaded by the municipalities with regard to the Development Charges, Agricultural Properties, Colony masters, Areas under Lal-Dora / Abadi-Deh etc.

On the subject cited above.

2. It has been observed that there are anomalies occurring in the property data uploaded by the municipalities with regard to the Development Charges, Agricultural Properties, Colony masters, Areas under Lal-Dora / Abadi-Deh etc.
3. In view of the above, the Government has decided and directed as follows with respect to Development Charges, Agricultural Properties, Colony masters, Areas under Lal-Dora / Abadi-Deh etc. :
 - a) The properties where the development charges have been paid by the property owners be updated by the respective municipality using their Admin / checker user IDs on the Property Tax Dues Payment & No Dues Certificate Management System and property owners should not be forced to raise objections for this purpose. The municipalities are directed to complete this exercise within 3 months time under the overall supervision & control of concerned DMC / CMC. The detailed SoP in this regard is being issued separately.
 - b) The procedure prescribed in section 145 of the Haryana Municipal Corporation Act, 1994 and section 86 of the Haryana Municipal Act, 1973 be adopted in case the property owner contest the levy of development charges against their properties on the grounds that the charges have been paid earlier.
 - c) The status of properties falling in the areas under Lal-Dora or Abadi-Deh are to be kept as approved and the development charges are not applicable on the residential properties situated in the Lal-Dora or Abadi-Deh areas.
 - d) A main category for Agriculture properties is being developed on the Property Tax Dues Payment & No Dues Certificate Management System. The property tax and development charges are not leviable on the agricultural properties. Also, the status of agriculture properties with plot size above 1 Acre to be updated as approved. Further, the property tax was applicable earlier for agriculture properties upto 1 Acre area and after 1st April 2021 the land being exclusively used for agricultural purpose was exempted from the property tax. Hence, the municipalities are directed to get the property tax dues updated on agricultural properties upto 1 Acre area accordingly and keep the arrears pending before 1st April 2021 and remove any dues applicable on such properties after 1st April 2021.

- e) The MCs are not issuing NDC on the properties other than falling in planned or authorised colonies. This is being done even for land pieces of more than one acre (other than agriculture). Municipalities to tag any area "not authorised or un-authorised colony" if it is being developed in violation of law to stop such activities rather stopping NDC for whole areas. Further that aspect is to be taken care of by Town & Country Planning Department and once NOC is issued under section 7(1) or 7(a), municipalities should not stop NDC being beyond the ambit of the municipal law. Therefore, once NOC is issued by TCP, MCs to issue NDC after recovery of all dues.
- f) In case of partial sale of property, the Property Owner has to apply for creation of split-property IDs to split the property area and the municipalities should create the split ID. In such cases of creating a split PID, the system shall ensure that the ownership doesn't change for the main PID. SOP in this regard has already been issued.
- g) The development charges are not applicable on HSVP areas, HSIIDC areas, Planned/Licensed Colonies, Properties where Change of Land Use (CLU) has been granted, Lal-Dora residential properties as well as Agriculture Properties. The department has identified approximately 1,463 properties where the property owners have already paid the development charges (MC-wise list is enclosed) which should not have been charged at first instance. Therefore, government has decided to refund the development charges in these cases after retaining the amount equivalent to property taxes dues for 1 year (with 15% rebate) for adjustment. An online mechanism for processing of these refunds will be circulated separately.


Additional Director (H.Q.)


for Director Urban Local Bodies,
Haryana, Panchkula

Dated: 28.10.2023

Endst. No. DULB/DMC-HQ/2023/739

A copy is forwarded to the following for information and necessary action please: -

1. All the Mayors of Municipal Corporation in the State of Haryana.
2. All the Presidents of Municipal Councils / Committees in the State of Haryana.


Additional Director (H.Q.)

for Director Urban Local Bodies,
Haryana, Panchkula

CC: -

1. Secretary / ULBM
2. PS / PSCM
3. PS / C&S (ULB)
4. PA / DULB
5. PA/ADULB (H.Q.)
6. CTP - II
7. GM (IT) with the request to make above provisions on the portal and upload the above instructions on the official website immediately.