

From

The Additional Chief Secretary,
Government of Haryana, Town & Country Planning,
Haryana, Chandigarh.

To

The Director,
Town & Country Planning,
Haryana, Chandigarh.

Memo no. Misc-632(L)/STP(E&V)/2026/25506

dated: 17.07.2026

Subject: Policy for implementation of provision of the Haryana Management of Civic Amenities and Infrastructure Deficient Areas Outside Municipal Area (Special Provisions) amendment Act 2025 i.e. Act No. 22 of 2025.

Reference: In continuation to the policy notified vide notification No. Misc-632-STP(E&V)/2022/507 dated 19.07.2022 and subsequent instructions dated 06.04.2023.

The State of Haryana had enacted the Haryana Management of Civic Amenities and Infrastructure Deficient Areas Outside Municipal Area (Special Provisions) Act, 2021 i.e. Act No.5 of 2022 to make special provisions for providing essential services in civic amenities and infrastructure deficient areas outside municipal area in the State of Haryana and for matters connected therewith and incidental thereto. The objective of the said enactment was to improve the living conditions of the inhabitants of the State.

In order to implement the provisions of the Act No. 5 of 2022, policy dated 19.07.2022 was notified by the Government. In continuation of this policy, instructions dated 06.04.2023 for relaxation in the said policy were issued to remove hardship for implementation of the policy. However, these policy instructions are not applicable for Industrial colonies.

The Government intended to pay same attention to the unauthorized industrial establishment in the State so that the basic civic amenities and infrastructure could be provided to these establishments. Government also felt that on humanitarian ground, it is the primary objective of the State to provide minimum infrastructure to ensure healthy environment in such areas. Accordingly, the amendments in the Act No. 5 of 2022 was carried out and the same was notified on 03.10.2025 (Act No. 22 of 2025).

In order to implement the amendment in Act No. 5 of 2022, the Government has decided to make following necessary amendments in policy dated 19.07.2022 and subsequent instructions dated 06.04.2023:-

1. The following Definition is inserted after clause 2 (1) (i): -

- (a) "Authorized person" means a person acting as an applicant on behalf of all of the entrepreneurs / industrial establishments for making an application for declaration of infrastructure deficient industrial area and regularization of industrial units/ establishments."
- (b) The following words and signs is inserted after the words 1st July, 2022 of clause 2 (xii): -

"and for industrial establishments 'sold' means sale by way of registered sale deed or registered agreement to sell, executed before 3rd October, 2025."

2. Applicability (clause 3): -

The proviso to clause 3 is substituted as under:-

(a) “Provided that in case of industrial colonies, this policy shall come into force, if the colony is laid on a minimum area of contiguous ten acres comprising of minimum 50 units and the units have been constructed before the date of amendment of Act dated 03.10.2025. However no unauthorized development/area/building shall be declared as Civic Amenities and Infrastructure Deficient Area if;”

(b) Clause 3 (vii) is substituted with the following : -

“The application is not submitted by developer or residents welfare association or co-operative society of the concerned residential colony and by an authorized person of all the entrepreneurs of the industrial colony.”

3. The following proviso is inserted under the head ‘Area Norms’ (Clause 3.1): -

“Provided that industrial colonies shall be located on atleast ten acres of contiguous land with minimum fifty units.”

4. The first sentence under the head ‘Built up Area Norms’ (Clause 3.2) is replaced by the following: -

“There shall not be any minimum or maximum covered area norms.”

5. Under clause 3.4 “Cut of date of application for regularization” the following shall be inserted after existing clause 3.4 (i): -

“However, in case of industrial colony /establishments, the cut of date shall be six months from the date of issue of the present policy amendment.”

6. The title of the clause 4 of the policy is amended as follows:-

“Norms and Categorization of Civic Amenities and Infrastructure Deficient Areas based on the extent of existing built-up area except industrial colonies/establishments”

7. The following proviso under the head “Submission of application” is proposed to be inserted in clause 5.1

“Provided that in case of industrial colony, the entrepreneurs through their authorized person shall submit the application on the online portal prepared by the Govt. for this purpose alongwith requisite documents mentioned in clause 5.2(A) below.”

8. The following is inserted after clause 5.2 “List of Documents to be submitted”

"5.2(A) List of Documents to be submitted in case of Industrial Colonies

1. Aks sajra Plan of Applied Area
2. Layout Plan of Applied Area (Indicating Location, Plot No. of Built-Up Unit and Road/Park/Existing Infrastructure Facility)
3. Survey Plan of applied area superimposed on Shajra Plan
4. Survey Plan of applied area superimposed on latest available Satellite (Google) Image
5. Survey Plan of applied area superimposed on latest available Drone Image
6. Board Resolution in favor of Authorized Signatory or Authorization Letter

7. Site Plan indicating approach road, set back, covered area
8. Ownership Document (Jamabandi/Mutation)
9. Proof of Production (Electricity Bill/e-Waybill)
10. Lease Agreement in case of tenant along with consent of landowner
(In case of Tenant)
11. Development Plan Showing Applied Area
12. Copy of CTO/CTE, if any
13. Copy of Fire/NOC, if any
14. Copy of Factory License, if any
15. Copy of Approval Building Plan, if any

5.2(B) The authorized person shall submit the request through online portal. The application shall also be forwarded to Director of Industries for preliminary scrutiny. If, the documents and submission are found in order, the same will be accepted and the acceptance will be conveyed to the applicant with an advice to submit the same in hard form to the District Level Scrutiny Committee constituted under Clause 5.3 below. If, the deficiencies in the application are observed, the same will be refused with an advice to re-submit the application through online portal after rectification of the deficiencies and the same procedure for preliminary scrutiny will be held.”

9. In the table at sub clause(ii) of clause 5.3, the following officers shall be added at sr. no. (x) &(xi) respectively:-

(x) “General Manager, District Industries Centre (in case of industrial colonies)

(xi) Regional Officer, Haryana State Pollution Control Board (in case of industrial colonies)”

10. The following shall be inserted after existing clause 5.3 (v): -

“However, in case of request pertaining to industrial colony, the Chairman of District Level Scrutiny Committee shall send the application alongwith recommendation on each proposal through Director, Industries & Commerce.”

All other policy parameters and provisions as presently applicable under the policy dated 19.07.2022 and instructions dated 06.04.2023 shall continue to remain in force.

This is issued as per approval of Council of Ministers accorded in its meeting dated 18.05.2026 and as per approval received from Secretary, Council of Ministers vide U.O. No. 9/71/2026-2 cabinet dated 18.05.2026.

Sd/-

Anurag Agarwal,
Additional Chief Secretary to Government Haryana,
Town and Country Planning Department