

**PUBLIC NOTICE FOR THE INFORMATION OF PERSONS INTENDING TO BUY
PLOT/ FLAT IN PRIVATE LICENCED COLONIES OF HARYANA**

The Department had earlier issued notices to caution both the general public as well as the persons/companies/property dealers engaged in development/booking/sale of plots/flats in the private licenced colonies of Haryana refraining them from sale/purchase/bookings in such projects for which licence has not been issued by the State Government. In this regard a Public Notice had also been issued in several national dailies in the month of April 2011 informing the public that they should ascertain the complete details regarding licence granted to such colony before purchase of plots/ flats/ office space/ shops etc.

2. It has, however, been noticed that some of the colonisers still issue advertisements inviting the gullible public to invest in a project even before grant of licence to set up the colony resulting into misleading and defrauding the general public. While action against such unscrupulous elements is taken by the Department, the general public is hereby cautioned not to be allured by such advertisements and refrain from investing money in such projects for which licence has not been issued by the State Government.

3. In this regard, it is also informed that plots/flats for residential, commercial, institutional and industrial use etc. within the controlled areas and urbanisable limit as declared under the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and Haryana Development and Regulations of Urban Areas Rules, 1976 respectively, can be sold only after obtaining a license from the Department of Town and Country Planning, Haryana. **The sale/pre-launch of plots without a license is illegal and there is no guarantee of any such project ever taking-off.** In this regard the provision of Section 7 of the Haryana Development and Regulations of Urban Areas Act, 1975, is also reproduced below for reference:

Section 7: Prohibition to advertise and transfer plots. No person including a property dealer shall:-

- (i) without obtaining a license under section 3, transfer or agree to transfer in any manner plots in a colony or make an advertisement or receive any amount in respect thereof;
- (ii) erect or re-erect any building in any colony in respect of which a license under section 3, has not been granted.
- (iii) erect or re-erect any building other than for purpose of agriculture on the land sub-divided for agriculture as defined in clause (aa) of section 2 of this Act.

4. Some unscrupulous persons and companies may indulge in illegal activities of pre-launch of plots without obtaining a license for development of such colonies. Therefore, general public is advised to contact and verify whether license has been granted by the Director General, Town and Country Planning Department, Haryana before booking of plots/dwelling units/commercial property to avoid any legal problems and financial implications. Details of contact persons and their e-mail ids can be seen at Department's website: **tcpharyana.gov.in**

5. The persons/companies/property dealers are again cautioned not to sell/pre launch or offer plots/dwelling units/commercial property without obtaining license from Department of Town and Country Planning, failing which legal action shall be taken against them.

(T.C. Gupta, IAS)
Director General
30th Dec 2011