



## The Chhattisgarh Anadhikrat Vikas ka Niyamitikaran Adhiniyam, 2002

Act 21 of 2002

**Keyword(s):**

**Builder, Road Line, Unauthorized Development**

**Amendments appended: 4 of 2003, 7 of 2022, 5 of 2023**

**DISCLAIMER:** This document is being furnished to you for your information by PRS Legislative Research (PRS). The contents of this document have been obtained from sources PRS believes to be reliable. These contents have not been independently verified, and PRS makes no representation or warranty as to the accuracy, completeness or correctness. In some cases the Principal Act and/or Amendment Act may not be available. Principal Acts may or may not include subsequent amendments. For authoritative text, please contact the relevant state department concerned or refer to the latest government publication or the gazette notification. Any person using this material should take their own professional and legal advice before acting on any information contained in this document. PRS or any persons connected with it do not accept any liability arising from the use of this document. PRS or any persons connected with it shall not be in any way responsible for any loss, damage, or distress to any person on account of any action taken or not taken on the basis of this document.

रायपुर, दिनांक 26 अप्रैल 2002

क्रमांक 3167/21-अ/प्रारूपण/01.— भारत के संविधान के अनुच्छेद 348 के खण्ड (3) के अनुसरण में छत्तीसगढ़ अनाधिकृत विकास का नियमितिकरण अधिनियम, 2002 (क्र. 21 सन् 2002) का अंग्रेजी अनुवाद राज्यपाल के प्राधिकार से एतद्वारा प्रकाशित किया जाता है।

छत्तीसगढ़ के राज्यपाल के नाम से तथा आदेशानुसार,  
आई. एस. उषोन्नेजा, उप-सचिव.

CHHATTISGARH ACT  
(No. 21 of 2002)

CHHATTISGARH ANADHIKRIT VIKAS KA NIYAMITIKARAN  
ADHINIYAM, 2002

*An Act to regularize the unauthorized developments in the planning area in the State of Chhattisgarh, by vesting certain powers specified herein, in an authority to exercise, perform and discharge the duties entrusted to them within specified duration of time.*

*Be it enacted by the Chhattisgarh Legislative Assembly in the Fifty third year of the Republic of India as follows :—*

CHAPTER-I—PRELIMINARY

Short Title, Extent and Commencement.	1.	(1)	This Act may be called the Chhattisgarh Anadhikrit Vikas Ka Niyamitikaran Adhiniyam, 2002 (No. 21 of 2002).
		(2)	It extends to the whole of Chhattisgarh.
		(3)	It shall come into force on such date as the State Government may, by notification, appoint.
Application.	2.		The provisions of this Act shall apply to such unauthorized developments which were in existence on or before the date notified by the State Government.
Definition.	3.	(1)	In this Act, unless the context otherwise requires—
		(i)	"Authority" means an authority constituted under section 4 of the Act.
		(ii)	"Builder" means and includes, a person or group of persons engaged in construction of building or creation of any other engineering structure in, or on any piece of land, in the planning area.
		(iii)	"Government" means State Government of Chhattisgarh.
		(iv)	"Road line" means both limiting sides of any public road

- (v) "Unauthorized development" means development of any site without any permission or contrary to the permission granted or deviation of land use or deviation from the permission granted under the provisions of the Chhattisgarh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973) or any of the acts for the time being in force or any rules or byelaws made thereunder.
- (vi) "Regularisation" for the purpose of this Act means, regularisation of the unauthorized development by the Authority under Section 5 (1) (ii).
- (2) Words and expressions used in this Act, but not defined herein, shall have the same meaning as given in the Chhattisgarh Nagar Tatha Gram Nivesh Adhiniyam, 1973 and rules made thereunder.

#### CHAPTER-II—CONSTITUTION OF AUTHORITY, PROCEDURE ETC.

4. (1) The State Government shall constitute for each district an authority to be called the "District Regularisation Authority" for the purpose of regularisation of unauthorized development. Constitution of District Regularisation Authority.
- (2) The District Regularisation Authority shall consist of the following members namely :—
- |     |  |   |                   |
|-----|--|---|-------------------|
| (a) | Collector of the District  | - | Chairman          |
| (b) | District Superintendent of Police  | - | Member            |
| (c) | The Municipal Commissioner/Chief Municipal Officer of the concerned Urban Local body, for the cases of their respective areas. | - | Member            |
| (d) | Chief Executive Officer of the concerned Development Authority, for their respective areas.                                    | - | Member            |
| (e) | Officer of Town & Country Planning Department in-charge of the district.   | - | Member Secretary. |
5. The authority may receive applications, through competent officer appointed for this purpose for regularisation of unauthorized development from the affected persons within the time limit and in the manner as prescribed by the Government under the rules framed for this purpose. Application.
6. (1) The District Regularization Authority shall have the following powers :— Powers of District Regularization authority.
- (i) On receipt of application under Section 5, it may call for any record or information regarding unauthorized developments in any planning area within the district. On the basis of such records and information, the Authority may either reject the application or take a decision for regularisation of unauthorized development in accordance with Section 7 of this Act.

**Regularisation of an unauthorized development.**

- (ii) In case, the Authority decides in favour of regularisation, it shall, after due consideration, impose penalty on the applicant for such development. The Authority may collect such penalty in suitable instalments together with interest, in case the applicant makes a written request for payments in instalments, within 14 days of the order by the Authority.
  - (iii) For the purpose of imposing penalty, the Authority shall evaluate an unauthorized development on the basis of prevailing market value of the land, construction etc. The Authority shall also evaluate its monthly rent.
  - (iv) The Authority shall determine penalty on the basis of such evaluation done and the cost of development of basic infrastructure in the vicinity, which may be required because of the unauthorized development.
  - (v) Upon compliance of the order issued by the Authority, and deposit of the regularisation penalty, such development would cease to be unauthorized and a certificate to that effect will be issued to the applicant, by the Authority in such proforma as may be prescribed.
- (2) The Authority shall have the same powers as are conferred on the High-Rise Building Committee under the provisions of the Chhattisgarh Nagar Panchayat Gram Nivesh Adhiniyam, 1973.
  - (3) The Authority may, if it consider necessary, take the services or opinion of any registered structural engineer, town planner or architect in deciding applications under Section 5.
  - (4) The Authority shall exercise such other powers as may be assigned to it by the Government for the purpose of regularisation of unauthorized development.
7. (1) The District Regularisation Authority shall not regularise an unauthorized development if,
- (i) the land belongs to Government, local authority, or a statutory body,
  - (ii) the construction is affecting the defined building line or is falling within the Road-lines.
  - (iii) the land has been allotted by the Government, local authority or statutory body for a specific purpose, other than the one for which development has been done.
  - (iv) the area of construction is on tank bed or tank bank or natural drainage.
  - (v) in case of multi-storied buildings, the building is obstructing the view of any heritage building site or is violating the prescribed norms for fire safety or structural stability.
  - (vi) the area is earmarked for industries which use or produce hazardous substances.
  - (vii) it is not in public interest to do so.

- (2) If the unauthorized development is on parking spaces or on areas earmarked for recreational use in the development plan, regularisation shall be permitted only when an alternative area has been provided by the applicant in close vicinity of the constructed site.
- (3) No regularisation of unauthorized high-rise building shall be considered, if it contravenes any of the provisions of the Chhattisgarh Nagar Tatha Gram Nivesh Adhiniyam, 1973.
- (4) The authority may regularise part of the unauthorized development also, looking to the attending circumstances.
- (5) Regularisation will not entitle the applicant for any other services or claims arising thereof.
8. The authority having jurisdiction, shall take appropriate action against an unauthorized development according to the provisions of the relevant acts, and rules made thereunder if,
- Powers of authority having jurisdiction.
- (i) the owner, or occupier or builder of the unauthorized development does not apply for regularisation within the prescribed time limit.
- (ii) the application has been rejected under section (6) (1) (i).
- (iii) the application fails to deposit the penalty for regularisation.
9. (1) Any person, aggrieved by an order passed by the Authority, may appeal to the Divisional Commissioner within thirty days from the date of such order.
- Appeal.
- (2) In case the appeal is filed by the applicant as mentioned in section 5, the appeal shall not be admitted for hearing by the Divisional Commissioner unless the appellant has deposited 50% of the penalty for regularisation. The applicant must deposit the monthly rent of the unauthorized development regularly, as decided by the Authority, during the pendency of the appeal.
- (3) Any person, aggrieved by an order passed by the Divisional Commissioner may file an appeal to the Government within thirty days from the date of such an order,
- Provided that the appellant shall regularly deposit the monthly rent for the unauthorized development as decided by the Authority under this Act during the pendency of the appeal.
- CHAPTER-III—MISCELLANEOUS**
10. (1) The Government may either suo-moto, or on an application filed by any person, for the purpose of satisfying itself as to the correctness, legality or propriety of any order passed by Divisional Commissioner or Authority under this Act, call for the records and may also direct that pending examination of the record, such order be held in abeyance.
- Power of the Government.
- (2) The Government may modify or reverse the orders of the Divisional Commissioner or Authority under this Act as it may deem fit. No such order shall be passed by the Government unless the interested parties have been given an opportunity of being heard.

<b>Deposit of penalty and other accruals.</b>	11. The penalty, rental value and other accruals received under the provisions of this Act shall be credited to the Government treasury
<b>Protection of action taken under the Act.</b>	12. (1) Notwithstanding any thing contained in any law for the time being in force, no suit, prosecution or other legal proceedings shall lie against any officer or Authority for any thing which has been done in good faith or intended to be done in pursuance of the provisions of this Act or rules made thereunder.  (2) No suit or other legal proceeding shall lie against the Government or any authority under the Government for any damage caused or likely to be caused by any thing which has been done or any action taken in good faith or intended to be done in pursuance of this Act or rules made thereunder.
<b>Powers of Government to make rules.</b>	13. The Government may make rules for the purposes of effectively carrying out the provisions of this Act. Such rules may provide for all or any of the following matters, namely :—  (i) procedure to be followed in regularisation of unauthorized development;  (ii) norms for imposition of regularisation penalty;  (iii) procedure for collection and utilisation of penalty for regularisation;  (iv) procedure for exercise of powers conferred to the Authority under Section 6 of this Act.

#### CHAPTER-IV—SAVINGS

<b>Savings.</b>	14. Notwithstanding any thing contained in Chhattisgarh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973), Chhattisgarh Municipal Corporation Act, 1956 (No. 23 of 1956), Chhattisgarh Municipalities Act, 1961 (No. 37 of 1961) or Chhattisgarh Panchayatraj Adhiniyam, 1993 (No. 1 of 1993) any local government, as the case may be, in relation to the unauthorized development under the provisions of this Act, from the date of commencement of this Act, shall cease to exercise the powers, perform the functions, and discharge duties which the State Government, Divisional Commissioner, and the Authority is competent to exercise, perform and discharge under this Act.
<b>Bar on the Jurisdiction of Civil Courts.</b>	15. No civil suit of any nature against any of the orders passed under the provisions of this Act will be maintainable before any court.
<b>Power to remove difficulties.</b>	16. If any difficulty arises in giving effect to the provisions of this Act, the Government may, by order, not inconsistent with the provision of this Act, remove the difficulty.

CHHATTISGARH ACT  
(No. 4 of 2003)

THE CHHATTISGARH ANADHIKRIT VIKAS KA NIYAMITIKARAN  
(SANSODHAN) ADHINIYAM, 2003

An Act further to amend the Chhattisgarh Anadhikrit Vikas Ka Niyamitikaran Adhiniyam, 2002 (No. 21 of 2002).

Be it enacted by the Chhattisgarh Legislature in the Fifty-fourth year of the Republic of India as follows :—

- |    |     |   |                               |
|----|-----|---|-------------------------------|
| 1. | (1) | This Act may be called the Chhattisgarh Anadhikrit Vikas Ka Niyamitikaran (Sansodhan) Vidheyak, 2003 (No. 4 of 2003).   | Short title and Commencement. |
|    | (2) | It shall come into force from date of its notification in the official Gazette.   |                               |
| 2. |     | In Sub-section (1), (2) and (3) of Section 9 of the Chhattisgarh Anadhikrit Vikas Ka Niyamitikaran Adhiniyam, 2002 (No. 21 of 2002) hereinafter called Principal Act, for words "Divisional Commissioner" the words "Director Urban Planning and Development" shall be substituted. | Amendment of Section 9.       |
| 3. |     | In Sub-section (1) and (2) of Section 10 of the Principal Act, for words "Divisional Commissioner" the words "Director Urban Planning and Development" shall be substituted.  | Amendment of Section 10.      |

“बिजनेस पोस्ट के अन्तर्गत डाक शुल्क के नगद भुगतान (बिना डाक टिकट) के प्रेषण हेतु अनुमत. क्रमांक जी.2-22-छत्तीसगढ़ गजट / 38 सि. से. भिलाई, दिनांक 30-05-2001.”



पंजीयन क्रमांक  
“छत्तीसगढ़/दुर्ग/09/2013-2015.”

# छत्तीसगढ़ राजपत्र

(असाधारण)  
प्राधिकार से प्रकाशित

क्रमांक 435]

रायपुर, गुरुवार, दिनांक 14 जुलाई 2022 — आषाढ़ 23, शक 1944

विधि और विधायी कार्य विभाग  
मंत्रालय, महानदी भवन, नवा रायपुर अटल नगर

अटल नगर, दिनांक 14 जुलाई 2022

क्र. 7988/डी. 70/21-अ/प्रा.रू./छ.ग./22. — छत्तीसगढ़ विधान सभा का निम्नलिखित अधिनियम जिस पर दिनांक 06-07-2022 को राज्यपाल को अनुमति प्राप्त हो चुकी है, एतद्वारा सर्वसाधारण की जानकारी के लिए प्रकाशित किया जाता है।

छत्तीसगढ़ के राज्यपाल के नाम से तथा आदेशानुसार,  
उमेश कुमार काटिया, अतिरिक्त सचिव.



## छत्तीसगढ़ अधिनियम (क्रमांक 7 सन् 2022)

### छत्तीसगढ़ अनधिकृत विकास का नियमितिकरण (संशोधन) अधिनियम, 2022

छत्तीसगढ़ अनधिकृत विकास का नियमितिकरण अधिनियम, 2002 (क्र. 21 सन् 2002) को और संशोधित करने हेतु अधिनियम।

भारत गणराज्य के तिहत्तरवें वर्ष में छत्तीसगढ़ विधानमंडल द्वारा निम्नलिखित रूप में यह अधिनियमित हो:-

- |                                     |  |
|-------------------------------------|--|
| संक्षिप्त नाम, विस्तार तथा प्रारंभ. | 1. (1) यह अधिनियम छत्तीसगढ़ अनधिकृत विकास का नियमितिकरण (संशोधन) अधिनियम, 2022 कहलाएगा।<br>(2) इसका विस्तार संपूर्ण छत्तीसगढ़ राज्य में होगा।<br>(3) यह राजपत्र में इसके प्रकाशन की तारीख से प्रवृत्त होगा।                            |
| धारा 4 का संशोधन.                   | 2. छत्तीसगढ़ अनधिकृत विकास का नियमितिकरण अधिनियम, 2002 (क 21 सन् 2002), (जो इसमें इसके पश्चात् मूल अधिनियम के रूप में निर्दिष्ट है) की धारा 4 की उप-धारा (2) के खण्ड (पांच) के स्थान पर, निम्नलिखित प्रतिस्थापित किया जाये, अर्थात् :- |

“(पांच) नगर तथा ग्राम निवेश विभाग का सदस्य सचिव”  
जिले का प्रभारी अधिकारी/संयुक्त  
संचालक/उप संचालक/सहायक  
संचालक

3. गूल अधिनियम की धारा 6 की उप-धारा (1) के खण्ड (तीन) के पश्चात्, निम्नलिखित अंतःस्थापित किया जाये, अर्थात्:-

धारा 6 का संशोधन.

“(चार)(क) निर्धारित प्रयोजन से भिन्न भूमि के उपयोग परिवर्तन करने पर, उस क्षेत्र की भूमि के लिए वर्तमान में प्रचलित कलेक्टर गाईड लाईन दर का 5 प्रतिशत अतिरिक्त शास्ति देय होगा।

(ख) (एक) यदि अनधिकृत विकास, निर्धारित पार्किंग हेतु आरक्षित भूखण्ड/स्थल पर किया गया हो, तो नियमितिकरण की अनुमति तभी दी जायेगी, जब आवेदक द्वारा पार्किंग की कमी हेतु निर्धारित अतिरिक्त शास्ति राशि का भुगतान कर दिया गया हो।

(दो) दिनांक 01.01.2011 के पूर्व अस्तित्व में आये ऐसे अनधिकृत विकास/निर्माण, जिनकी भवन अनुज्ञा/विकास अनुज्ञा स्वीकृति हो, अथवा ऐसे अनधिकृत भवन, जिसके लिए संबंधित स्थानीय निकाय में शासन द्वारा निर्धारित दर से संपत्ति कर का भुगतान किया जा रहा हो, ऐसे भवनों में, यदि छत्तीसगढ़ भूमि विकास नियम, 1984 अथवा संबंधित नगर के विकास योजना के अनुरूप पार्किंग उपलब्ध नहीं है, तो पार्किंग हेतु निम्नानुसार अतिरिक्त शास्ति राशि दिये जाने पर, भवन का निम्नानुसार नियमितिकरण किया जा सकेगा:-

स. क्र.	पार्किंग में कमी का प्रतिशत	देय शास्ति (प्रत्येक कार स्थान की कमी के लिए)
(1)	(2)	(3)
1	25 प्रतिशत तक	प्रत्येक कार स्थान हेतु पचास हजार रुपये
2	25 प्रतिशत से अधिक एवं 50 प्रतिशत तक	प्रत्येक कार स्थान हेतु एक लाख रुपये
3	50 प्रतिशत से अधिक एवं 100 प्रतिशत तक	प्रत्येक कार स्थान हेतु दो लाख रुपये

(तीन) दिनांक 01.01.2011 अथवा उसके पश्चात् अस्तित्व में आये ऐसे अनधिकृत विकास/निर्माण, जिनकी भवन अनुज्ञा/विकास अनुज्ञा स्वीकृति हो, अथवा ऐसे अनधिकृत भवन, जिनके लिए संबंधित स्थानीय निकाय में शासन द्वारा निर्धारित दर से संपत्ति कर का गुगतान किया जा रहा हो, ऐसे भवनों में, यदि छत्तीसगढ़ भूमि विकास नियम, 1984 अथवा संबंधित नगर के विकास योजना के अनुरूप पार्किंग उपलब्ध नहीं है, तो पार्किंग हेतु निम्नानुसार अतिरिक्त शारित राशि दिये जाने पर, भवन का नियमितकरण किया जा सकेगा :-

स.क्र.	पार्किंग में कमी का प्रतिशत	देय शास्ति (प्रत्येक कार स्थान की कमी के लिए)
(1)	(2)	(3)
1	25 प्रतिशत तक	प्रत्येक कार स्थान हेतु पचास हजार रुपये
2	25 प्रतिशत से अधिक एवं 50 प्रतिशत तक	प्रत्येक कार स्थान हेतु एक लाख रुपये

(चार) शमन योग्य पार्किंग की गणना निम्नानुसार

होगी:-

सं. क्र.	अधिमोग	निर्मित क्षेत्र (वर्ग मीटर में)	पार्किंग हेतु उपलब्ध न्यूनतम क्षेत्रफल (प्रति कार स्थान (ईसीएस) के आधार पर
(1)	(2)	(3)	(4)
1	आवासीय	500 तक	निरंक
		500 से अधिक	50 प्रतिशत
2	गैर-आवासीय	500 तक	निरंक
		500 से अधिक	50 प्रतिशत

(ग) ऐसी गैर लाग अर्जन करने वाली सामाजिक संस्थानों, जो लाग अर्जन के उद्देश्य से स्थापित न की गई हो, के अनधिकृत विकास के प्रत्येक प्रकरण में शास्ति प्राक्कलित राशि के 50 (पचास) प्रतिशत की दर से देय होगा।

(घ) छत्तीसगढ़ भूमि विकास नियम, 1984 के नियम 39 में निर्धारित प्रावधान के अनुसार, मार्ग की चौड़ाई उपलब्ध नहीं होने के कारण, स्थल पर विद्यमान गतिविधियों में किसी प्रकार का लोकहित प्रभावित न होने की स्थिति में, नियमितिकरण किया जा सकेगा।"

4. मूल अधिनियम की धारा 7 की उप-धारा (1) के खण्ड (तीन) का लोप किया जाये।

धारा 7 का संशोधन.

5. (1) मूल अधिनियम की धारा 9 की उप-धारा (2) में, शब्द "अपील के

धारा 9 का

संशोधन लंबित रहने की अवधि में, अपीलकर्ता अनधिकृत विकास के मासिक भाड़े की राशि, जैसा कि प्राधिकारी द्वारा निर्धारित की जाये, नियमित रूप से जमा करेगा।" के स्थान पर, शब्द "अपील के लंबित रहने की अवधि में, अपीलकर्ता द्वारा अनधिकृत विकास के मासिक भाड़े की राशि, जो एक वर्ष से अनधिक अवधि का देय होगा, जैसा कि प्राधिकारी द्वारा निर्धारित की जाये, नियमित रूप से जमा करेगा। यह प्रावधान समस्त लंबित एवं नवीन प्रकरणों पर प्रभावशील होगा।" प्रतिस्थापित किया जाये।

(2) मूल अधिनियम की धारा 9 की उप-धारा (3) के परन्तुक के स्थान पर, निम्नलिखित प्रतिस्थापित किया जाए, अर्थात् :-

"परन्तु अपील के लंबित रहने की अवधि में, अपीलकर्ता अनधिकृत विकास के मासिक भाड़े की राशि, जैसा कि इस अधिनियम के अंतर्गत प्राधिकारी द्वारा निर्धारित किया गया हो, नियमित रूप से एक वर्ष से अनधिक अवधि के लिए जमा करेगा। यह परन्तुक समस्त लंबित एवं नवीन प्रकरणों पर प्रभावशील होगा।"

अटल नगर, दिनांक 14 जुलाई 2022

क्र. 7988/डी. 70/21-अ/प्रारू./छ.ग./22. - भारत के संविधान के अनुच्छेद 348 के खण्ड (3) के अनुसरण में छत्तीसगढ़ अनधिकृत विकास का नियमितकरण (संशोधन) अधिनियम, 2022 (क्रमांक 7 सन् 2022) का अंग्रेजी अनुवाद राज्यपाल के प्राधिकार से एतद्वारा प्रकाशित किया जाता है।

छत्तीसगढ़ के राज्यपाल के नाम से तथा आदेशानुसार,  
उमेश कुमार काटिया, अतिरिक्त सचिव।

CHHATTISGARH ACT

(No. 7 of 2022)

THE CHHATTISGARH ANADHIKRIK VIKAS KA  
NIYAMITIKARAN (SANSHODHAN) ADHINIYAM, 2022

An Act further to amend the Chhattisgarh Anadhikrit Vikas Ka Niyamitikaran Adhiniyam, 2002 (No. 21 of 2002).

Be it enacted by the Chhattisgarh Legislature in the Seventy-Third Year of the Republic of India, as follows :-

1. (1) This Act may be called the Chhattisgarh Anadhikrit Vikas Ka Niyamitikaran (Amendment) Adhiniyam, 2022.

**Short title,  
extent and  
commencement.**

(2) It shall extend to the whole State of Chhattisgarh.

(3) It shall come into force with effect from the date of its publication in the Official Gazette.

2. For clause (v) of sub-section (2) of Section 4 of the Chhattisgarh Anadhikrit Vikas Ka Niyamitikaran Adhiniyam, 2002 (No. 21 of 2002), (hereinafter referred to as the Principal Act), the following shall be substituted, namely:-

**Amendment of  
Section 4.**

- (v) The Officer-in-charge of the District/Joint Deputy Director/ Director of the Nagar Tatha Gram Nivesh department Member Secretary”

**Amendment of Section 6.**

3. After clause (iii) of sub-section (1) of Section 6 of the Principal Act, the following shall be inserted, namely:-

“(iv)(a) On changing the land use other than prescribed purposes, an additional penalty of 5 percent of the current prevailing collector guide line rate for the land of that area shall be payable.

- (b) (i) if the unauthorized development is done on the plot/site reserved for the prescribed parking, then the regularization will be allowed only after the prescribed additional penalty amount for lack of parking has been paid by the applicant.

- (ii) such unauthorized development /construction which came into existence before the date

01.01.2011, for which building permit/development permit is sanctioned, or such unauthorized buildings for which property tax is being paid at the rate determined by the Government in the concerned local body, if parking is not available in such buildings as per the Chhattisgarh Land Development Rules, 1984 or the development plan of the city concerned, then the building can be regularized on the payment of additional penalty amount for parking as follows:-

S.No.	Parking Decrease Percentage	Penalty Payable (for each car space constraint)
(1)	(2)	(3)
1	Up to 25 percent	Fifty thousand rupees for each car space
2	More than 25 percent and upto 50 percent	One lakh rupees for each car space
3	More than 50 percent and upto 100 percent	Rs.2 lakh for each car space



(iii) such unauthorized development /construction which came into existence on or after the date 01.01.2011, for which building permit/development permit is sanctioned, or such unauthorized buildings for which property tax is being paid at the rate determined by the Government in the concerned local body, if parking is not available in such buildings as per the Chhattisgarh Land Development Rules, 1984 or the development plan of the city concerned, then the building can be regularized on the payment of additional penalty amount for parking as follows:-

S.No.	Parking Decrease Percentage	Penalty Payable (for each car space constraint)
(1)	(2)	(3)
1	Up to 25 percent	Fifty thousand rupees for each car space
2	More than 25 percent and upto 50 percent	One lakh rupees for each car space

(iv) The calculation of compoundable parking shall be as under:-

S.No.	Occupancy	Built up area (in square metres)	Minimum Area Available for Parking (Per Car Space (ECS))
(1)	(2)	(3)	(4)
1	Residential	Up to 500	Nil
		More than 500	50 Percent
2	Non residential	Up to 500	Nil
		More than 500	50 Percent

(c) penalty in each case for unauthorized development of such non-profit making social institutions, which are not established for the purposes of making profits, shall be payable at the rate of 50 (fifty) percent of the estimated amount.

(d) As per the provision laid down in Rule 39 of the Chhattisgarh Land Development Rules, 1984, regularization may be done if public

interest is not affected by the existing activities at the site due to non-availability of width of the road.”

**Amendment of  
Section 7.**

4. Clause (iii) of sub-section (1) of Section 7 of the Principal Act shall be omitted.

**Amendment of  
Section 9.**

5. (1) In sub-section (2) of Section 9 of the Principal Act, for the words “The applicant must deposit the monthly rent of the unauthorized development regularly, as decided by the Authority, during the pendency of the appeal.”, the words “During the pendency of the appeal, the appellant shall regularly deposit the amount of monthly rent for unauthorized development, which shall be payable for a period not exceeding one year, as may be determined by the Authority under this Act. This provision shall apply to the all pending and new cases.” shall be substituted.

- (2) For the proviso of sub-section (3) of Section 9 of the Principal Act, the following shall be substituted, namely:-

“Provided that during the pendency of the appeal, the appellant shall regularly deposit the amount of monthly rent for a period not exceeding one year, for the un-authorized development, as decided by the Authority under this Act. This proviso shall apply to the all pending and new cases.”

“बिजनेस पोस्ट के अन्तर्गत डाक शुल्क के नगद भुगतान ( बिना डाक टिकट ) के प्रेषण हेतु अनुमत. क्रमांक जी.2-22-छत्तीसगढ़ गजट / 38 सि. से. भिलाई, दिनांक 30-05-2001.”



पंजीयन क्रमांक  
“छत्तीसगढ़/दुर्ग/09/2013-2015.”

# छत्तीसगढ़ राजपत्र

(असाधारण)

प्राधिकार से प्रकाशित

क्रमांक 127]

रायपुर, सोमवार, दिनांक 3 अप्रैल 2023 — चैत्र 13, शक 1945

विधि और विधायी कार्य विभाग  
मंत्रालय, महानदी भवन, नवा रायपुर अटल नगर

अटल नगर, दिनांक 3 अप्रैल 2023

क्रमांक 4222/डी. 46/21-अ/प्रारू./छ. ग./23. — छत्तीसगढ़ विधान सभा का निम्नलिखित अधिनियम, जिस पर दिनांक 20-3-2023 को राज्यपाल महोदय की अनुमति प्राप्त हो चुकी है, एतद्वारा सर्वसाधारण की जानकारी के लिए प्रकाशित किया जाता है।

छत्तीसगढ़ के राज्यपाल के नाम से तथा आदेशानुसार,  
उमेश कुमार काटिया, अतिरिक्त सचिव.

## छत्तीसगढ़ अधिनियम

(क्रमांक 5 सन् 2023)

## छत्तीसगढ़ अनधिकृत विकास का नियमितिकरण (संशोधन) अधिनियम, 2022.

छत्तीसगढ़ अनधिकृत विकास का नियमितिकरण अधिनियम, 2002 (क्र. 21 सन् 2002) को और संशोधित करने हेतु अधिनियम।

भारत गणराज्य के तिहत्तरवें वर्ष में छत्तीसगढ़ विधानमण्डल द्वारा निम्नलिखित रूप में यह अधिनियमित हो :-

- संक्षिप्त नाम, विस्तार तथा प्रारंभ. 1. (1) यह अधिनियम छत्तीसगढ़ अनधिकृत विकास का नियमितिकरण (संशोधन) अधिनियम, 2022 कहलायेगा.
- (2) इसका विस्तार संपूर्ण छत्तीसगढ़ राज्य में होगा.
- (3) यह राजपत्र में इसके प्रकाशन की तारीख से प्रवृत्त होगा.
- धारा 6 का संशोधन. 2. छत्तीसगढ़ अनधिकृत विकास का नियमितिकरण अधिनियम, 2002 (क्र. 21 सन् 2002) की धारा 6 की उप-धारा (1) के खण्ड (चार) के उप-खण्ड (ख) के पैरा (तीन) की सारणी के सरल क्रमांक 2 के पश्चात्, निम्नलिखित सरल क्रमांक जोड़ा जाये, अर्थात्:-

स.क्र.	पार्किंग में कमी का प्रतिशत	देय शास्ति (प्रत्येक कार स्थान की कमी के लिए)
(1)	(2)	(3)
“3	50 प्रतिशत से अधिक एवं 75 प्रतिशत तक	प्रत्येक कार स्थान हेतु दो लाख रुपये”

अटल नगर, दिनांक 3 अप्रैल 2023

क्रमांक 4222/डी. 46/21-अ/प्रारू./छ. गं./23. — भारत के संविधान के अनुच्छेद 348 के खण्ड (3) के अनुसरण में इस विभाग का समसंख्यक अधिनियम दिनांक 3 अप्रैल 2023 का अंग्रेजी अनुवाद राज्यपाल के प्राधिकार से एतद्वारा प्रकाशित किया जाता है.

छत्तीसगढ़ के राज्यपाल के नाम से तथा आदेशानुसार,  
उमेश कुमार काटिया, अतिरिक्त सचिव.

**CHHATTISGARH ACT**  
(No. 5 of 2023)

**THE CHHATTISGARH ANADHIKRIK VIKAS KA NIYAMITIKARAN (SANSHODHAN)  
ADHINIYAM, 2022.**

**An Act further to amend the Chhattisgarh Anadhikrit Vikas Ka Niyamitikaran Adhiniyam, 2002 (No. 21 of 2002).**

Be it enacted by the Chhattisgarh Legislature in the Seventy-Third Year of the Republic of India, as follows :-

1. (1) This Act may be called the Chhattisgarh Anadhikrit Vikas Ka Niyamitikaran (Sanshodhan) Adhiniyam, 2022.
- (2) It shall extend to the whole State of Chhattisgarh.
- (3) It shall come into force with effect from the date of its publication in the Official Gazette.

**Short title,  
extent and  
commencement.**

2. After serial number 2 of the Table of para (iii) of sub-clause (b) of clause (iv) of sub-section (1) of Section 6 of the Chhattisgarh Anadhikrit Vikas Ka Niyamitikaran Adhiniyam, 2002 (No. 21 of 2002), the following serial number shall be added, namely:-

**Amendment of  
Section 6.**

S.No.	Parking Decrease Percentage	Penalty Payable (for each car space constraint)
(1)	(2)	(3)
“3	More than 50 percent and upto 75 percent	Two lakh rupees for each car space”