

# HARYANA VIDHAN SABHA

Bill No. 2— HLA of 2025

## THE PANCHKULA METROPOLITAN DEVELOPMENT AUTHORITY (AMENDMENT) BILL, 2025

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BILL

*further to amend the Panchkula Metropolitan Development Authority Act, 2021.*

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

1. This Act may be called the Panchkula Metropolitan Development Authority (Amendment) Act, 2025. Short title.
2. In section 2 of the Panchkula Metropolitan Development Authority Act, 2021 (hereinafter called the principal Act),-  
  - (i) in clause (w) of sub-section (1), after the words and sign “Municipal Corporation, Panchkula”, the words and sign “and the Municipal Council, Kalka” shall be inserted; and
  - (ii) for sub-section (2), the following sub-section shall be substituted, namely:-  
“(2) Words and expressions used and not defined herein but defined in the Haryana Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963) or the Haryana New Capital (Periphery) Control Act, 1952 (Punjab Act 1 of 1953) or the Haryana Municipal Act, 1973 (24 of 1973) or the Haryana Development and Regulation of Urban Areas Act, 1975 (8 of 1975) or the Haryana Municipal Corporation Act, 1994 (16 of 1994) and not inconsistent with this Act shall have the meanings respectively assigned to them in that Act.”.Amendment of section 2 of Haryana Act 23 of 2021.
3. After clause (a) of sub-section (1) of section 3 of the principal Act, the following clause shall be inserted, namely:-  
“(aa)Municipal Council, Kalka;”.
4. In section 5 of the principal Act, -  
  - (i) after clause (g), the following clause shall be inserted, namely:-  
“(gg) Chairman, Municipal Council, Kalka, ex-officio member;”;
  - (ii) after clause (p), the following clause shall be inserted, namely:-  
“(pp) District Municipal Commissioner, Panchkula, ex-officio member;”.Amendment of section 3 of Haryana Act 23 of 2021.  
Amendment of section 5 of Haryana Act 23 of 2021.

- Amendment of section 11 of Haryana Act 23 of 2021.
5. After clause (a) of sub-section (2) of section 11 of the principal Act, the following clause shall be inserted, namely:-  
“(aa) District Municipal Commissioner, Panchkula, ex-officio member;”.
- Amendment of section 15 of Haryana Act 23 of 2021.
6. In section 15 of the principal Act, after the brackets, words and figures “(Punjab Act 41 of 1963)”, the words, brackets, sign and figures “and the Haryana New Capital (Periphery) Control Act, 1952 (Punjab Act 1 of 1953)” shall be inserted.
- Amendment of section 17 of Haryana Act 23 of 2021.
7. For the proviso to sub-section (1) of section 17 of the principal Act, the following proviso shall be substituted, namely:-  
“Provided that such infrastructure plan shall be in conformity with the final plans published under sub-section (7) of section 5 of the Haryana Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963) and under section 4 of the Haryana New Capital (Periphery) Control Act, 1952 (Punjab Act 1 of 1953).”.
- Amendment of section 21 of Haryana Act 23 of 2021.
8. In section 21 of the principal Act,-  
(i) in sub-section (1), after the words and sign “Deputy Commissioner, Panchkula”, the words and signs, “, District Municipal Commissioner, Panchkula” shall be inserted;  
(ii) in clause (f) of sub-section (2), after the words and sign “Commissioner of Police, Panchkula”, the words and signs, “, the District Municipal Commissioner, Panchkula” shall be inserted;  
(iii) in sub-section (6), after the words and sign “Commissioner of Police, Panchkula” the words and signs, “, District Municipal Commissioner, Panchkula” shall be inserted; and  
(iv) in sub-section (7), after the brackets, figures and word “(16 of 1994)” the words, sign, figures and brackets “and the Municipal Council, Kalka under section 172 of the Haryana Municipal Act, 1973 (24 of 1973)” shall be inserted.
- Amendment of section 23 of Haryana Act 23 of 2021.
9. In section 23 of the principal Act,-  
(i) in sub-section (1), after the words and sign “Commissioner of the Municipal Corporation, Panchkula”, the words and signs “, District Municipal Commissioner, Panchkula” shall be inserted; and  
(ii) in sub-section (7), after the words and sign “the Municipal Corporation, Panchkula”, the words and sign “or the Municipal Council, Kalka” shall be inserted.
- Amendment of section 25 of Haryana Act 23 of 2021.
10. For clause (g) of section 25 of the principal Act, the following clause shall be substituted, namely:-  
“(g) to ascertain whether any land or property is being or has been developed in accordance with the final development plan published under

sub-section (7) of section 5 of the Haryana Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963) or under section 4 of the Haryana New Capital (Periphery) Control Act, 1952 (Punjab Act 1 of 1953) or the terms and conditions under which development has been permitted under the provisions of said Acts, as the case may be; ”.

11. In sub-section (1) of section 33 of the principal Act,-

Amendment of  
section 33 of  
Haryana Act 23  
of 2021.

- (i) in clause (d), after the words and sign “the Municipal Corporation, Panchkula”, the words and sign “and the Municipal Council, Kalka” shall be inserted; and
- (ii) in clause (e), after the words and sign “the Municipal Corporation, Panchkula”, the words and sign “and the Municipal Council, Kalka” shall be inserted.

12. For sub-section (4) of section 42 of the principal Act, the following sub-section shall be substituted, namely:-

Amendment of  
section 42 of  
Haryana Act 23  
of 2021.

“(4) The Authority shall receive the conversion charges payable under sub-sections (1) and (1A) of section 7 of the Haryana Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963) and under section 11 of the Haryana New Capital (Periphery) Control Act, 1952 (Punjab Act 1 of 1953).”.

13. In section 53 of the principal Act, after the brackets, words and figures “(Punjab Act 41 of 1963)”, the words, brackets, figures and sign “, the Haryana New Capital (Periphery) Control Act, 1952 (Punjab Act 1 of 1953)” shall be inserted.

Amendment of  
section 53 of  
Haryana Act 23  
of 2021.



## STATEMENT OF OBJECTS AND REASONS

The Panchkula Metropolitan Development Authority was formed under PMDA, Act 2021 to develop a vision for the continued, sustained and balanced growth of the Panchkula Metropolitan area through quality of life and reasonable standard of living provide to residents, to provide for integrated and coordinated planning, infrastructure development, provision of urban amenities, mobility management, sustainable management of the urban environment and social, economic and industrial development. It shall endeavor to redefine urban governance and delivery structure in coordination with local authorities in the context of the emergence of Panchkula as a rapidly expanding urban agglomeration.

The section 15 of the Act enables Chief Executive Officer of the authority to exercise powers of the Director, Town and Country Planning, Haryana, Chandigarh as conferred under the Haryana Scheduled Roads and Controlled Areas and Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), but as most of the area falling within the jurisdiction of the authority is part of Controlled Area declared under Haryana New Capital (Periphery) Control Act, 1952 (Punjab Act 1 of 1953), hence the powers of the Director, Town and Country Planning, Haryana, Chandigarh conferred under the provisions of Act 1 of 1953 are also required to be exercised by the Chief Executive Officer of the authority for smooth and streamlined working. Further, in the original Act, there is a mention of Municipal Corporation, Panchkula only, whereas area situated within limits of Municipal Council, Kalka is also falling within jurisdiction of the authority.

Hence, this Bill.

NAYAB SINGH SAINI,  
Chief Minister, Haryana.

Chandigarh :  
The 6th March, 2025.

DR. SATISH KUMAR,  
Secretary.

**N.B.—** The above Bill was published in the Haryana Government Gazette (Extraordinary), dated the 6th March, 2025, under proviso to Rule 128 of the Rules of Procedure and Conduct of Business in the Haryana Legislative Assembly.

## ANNEXURE

EXTRACT FROM THE PANCHKULA METROPOLITAN  
DEVELOPMENT AUTHORITY ACT, 2021 (ACT 23 OF 2021).

- Definitions.** 2 (1) In this Act, unless the context otherwise requires:-
- (a) to (v) xxxxxxxxxxxx
- (w) "urban area" for the purposes of this Act includes rural areas in the periphery of the Municipal Corporation, Panchkula which, in the opinion of the State Government, have the potential of being urbanised;
- (x) to (y) xxxxxxxxxxxx
- (2) Words and expressions used and not defined herein but defined in the Haryana Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963) or Haryana Development and Regulation of Urban Areas Act, 1975 (8 of 1975) or the Haryana Municipal Corporation Act, 1994 (16 of 1994) and not inconsistent with this Act shall have the meanings respectively assigned to them in that Act.
- Declaration of Panchkula Metropolitan Area.** 3 (1) xxxxxxxx
- (a) Municipal Corporation, Panchkula
- (b) xxxxxxxx
- (2) & (3) xxxxxxxx
- Constitution of Authority.** 5. The Authority shall consist of the following members, namely:-
- (a) to (f) x xxxxxxxx
- (g) Mayor of the Municipal Corporation, Panchkula, ex-officio member;
- (h) Senior Deputy Mayor of the Municipal Corporation, Panchkula, ex-officio member;
- (i) to (o) xxxxxxxx
- (p) Commissioner of the Municipal Corporation, Panchkula, ex-officio member;
- (q) Commissioner of Police, Panchkula, ex-officio member;
- (r) to (s) xxxxxxxx
- Residents Advisory Council.** 11 (1) xxxxxxxx
- (2) (a) Commissioner of the Municipal Corporation, Panchkula, ex-officio member;
- (b) to (g) xxxxxxxx

**Powers of  
Director to be  
exercised by  
Chief Executive  
Officer.**

15. The Chief Executive Officer shall, within the limits of the notified area, exercise such powers as are conferred upon the Director under the Haryana Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963).

**Infrastructure  
development  
plan.**

17. (1) The Chief Executive Officer shall, within a period of nine months from the commencement of this Act and at such intervals thereafter, as may be prescribed, after such consultations, as may be specified by regulations, prepare an infrastructure development plan for the notified area: Provided that such infrastructure development plan shall be in conformity with the final plans published under sub-section (7) of section 5 of the Haryana Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963)

(2) to (6) xxxxxxxxxx

**Mobility  
management  
plan.**

21. (1) The Chief Executive Officer shall, in consultation with the Commissioner of Police, Panchkula, Commissioner of the Municipal Corporation, Panchkula, Deputy Commissioner, Panchkula and after such other consultations, as the Chief Executive Officer deems fit, prepare from time to time, a mobility management plan for managing mobility in the notified area.

(2) The mobility management plan shall include –

(a) to (e) xxxxxx

(f) such other measures, as in the opinion of the Chief Executive Officer, Commissioner of Police, Panchkula and Commissioner of Municipal Corporation, Panchkula, may be required for managing mobility in the notified area.

(3) to (5) xxxxxxxx

(6) The Commissioner of Police, Panchkula, Commissioner of Municipal Corporation, Panchkula or such other officer, as may be empowered under the law for the purpose, shall be responsible for enforcement of the measures in regard to clauses (d) and (e) of sub-section (2) requiring the imposition of any penalty for violation of such law for the time being in force.

(7) The exercise of powers by the Commissioner of the Municipal Corporation, Panchkula under section 221 of the Haryana Municipal Corporation Act, 1994 (16 of 1994), shall be in accordance with the mobility management plan.

**Plan for  
sustainable  
environment  
management.**

23. (1) The Chief Executive Officer shall, in consultation with the Chief Conservator of Forests, the Deputy Commissioner of Panchkula, the Commissioner of the Municipal Corporation, Panchkula and such other



persons, as the Chief Executive Officer deems fit, prepare, from time to time, a plan for sustainable management of the urban environment of the notified area.

(2) To (6) xxxxxxxx

- (7) On the approval of the plan for sustainable environment management, the Municipal Corporation, Panchkula or the Haryana Shehri Vikas Pradhikaran, as the case may be, shall incorporate such of the measures, as it may relate to the erection of buildings, including but not limited to water conservation, recycling of waste water, rain water harvesting, provision of roof-top solar energy, as the case may be, in the building bye-laws of the Municipal Corporation or the Haryana Shehri Vikas Pradhikaran, as the case may be, applicable in the notified area.

**Power of  
Authority to  
survey.**

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The Authority may, for the purposes of exercise of its powers or performance of its functions, undertake the survey of any land or building within the notified area and for that purpose it shall be lawful for any officer or employee of the Authority or any person engaged by any local authority, company or other agency duly authorized in this regard-

(a) to (f) xxxxxxxx

- (g) to ascertain whether any land or property is being or has been developed in accordance with the final development plan published under sub-section (7) of section 5 of the Haryana Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963), or the terms and conditions under which development has been permitted under the Haryana Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963) as the case may be;

(h) (i) to (ii) xxxxxxxxxx

**Funds of  
Authority.**

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- (1) The Authority shall have and maintain its own fund to which shall be credited -

(a) To (c) xxxxxxxxxx

- (d) such share of moneys collected by the Municipal Corporation, Panchkula prior to the commencement of this Act and deposited with the State Government, as the State Government may determine;

- (e) all moneys received by the Authority from the Central Government or the State Government or the Municipal Corporation, Panchkula by way of grants, loans, advances or otherwise;

(f) to (i) xxxxxxxxxx

**Charges and  
levies  
receivable by  
Authority.**

- 42 (1) To (3) xxxxxxxx
- (4) The Authority shall receive the conversion charges payable under sub-sections (1) and (1A) of section 7 of the Haryana Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963).

(5) to (7) xxxxxxxx

**Act to have  
overriding  
effect.**

- 53 Subject to the provisions of the Haryana Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963) and the Haryana Development and Regulation of Urban Areas Act, 1975 (8 of 1975), the provisions of this Act shall have overriding effect notwithstanding anything inconsistent therewith contained in any other State law.