

AUTHORITATIVE ENGLISH TEXT

BILL NO. 29 OF 2013

**THE HIMACHAL PRADESH TOWN AND COUNTRY
PLANNING (AMENDMENT) BILL, 2013**

(PASSED AS AMENDED BY THE LEGISLATIVE ASSEMBLY)

**THE HIMACHAL PRADESH TOWN AND COUNTRY PLANNING
(AMENDMENT) BILL, 2013**

ARRANGEMENT OF CLAUSES

Clauses :

1. Short title.
2. Amendment of long title.
3. Amendment of section 1.
4. Amendment of section 2.
5. Amendment of section 5.
6. Amendment of section 14.
7. Amendment of section 17.
8. Amendment of section 18.
9. Amendment of section 22.
10. Amendment of section 31-A.
11. Amendment of section 38.
12. Amendment of section 39.
13. Amendment of section 77.
14. Insertion of Chapters IX-A and IX-B.
15. Amendment of section 87.
16. Amendment of section 90.

**THE HIMACHAL PRADESH TOWN AND COUNTRY
PLANNING (AMENDMENT) BILL, 2013**

(PASSED AS AMENDED BY THE LEGISLATIVE ASSEMBLY)

A

BILL

*further to amend the Himachal Pradesh Town and Country
Planning Act, 1977 (Act No.12 of 1977).*

BE it enacted by the Legislative Assembly of Himachal Pradesh in
the Sixty-fourth Year of the Republic of India as follows:—

1. This Act may be called the Himachal Pradesh Town and Country Planning (Amendment) Act, 2013. Short title.
2. In long title of the Himachal Pradesh Town and Country Planning Act, 1977 (hereinafter referred to as the “principal Act”), after the words “required for the purpose of the development plans”, the words and signs “and to regulate the construction, sale, transfer and management of apartments, to regulate colonies and provide for registration of promoters and estate agents and for enforcement of obligations on them”, shall be inserted. Amendment
of long
title.
3. In section 1 of the principal Act, after sub-section (3), the following sub-section shall be inserted, namely:— Amendment
of section 1.

“(3a) It shall apply to any area proposed for development of apartments or colonies outside the notified planning areas or special areas constituted under this Act and such areas shall be deemed to be planning areas.”.
4. In section 2 of the principal Act,— Amendment
of section 2.

- (a) for existing clause (c), the following clause shall be substituted, namely:—

“(c) “building” includes any structure or erection, or part of a structure or erection, which is intended to be used for residential, industrial, commercial or other purposes, whether in actual use or not. However, for the purpose of apartment, building shall mean a building constructed on any land, containing more than eight apartments, or two or more buildings with a total of more than eight apartments or any existing building converted into more than eight apartments;” and

- (b) after clause (w), the following new clauses shall be inserted, namely:—

“(x) “advertisement” means visible representation made to the general public either through announcement or display or in any other manner whatsoever, offering for sale or lease of a plot or apartment or inviting persons to purchase such plot or apartment to make advances or deposits for such purposes;

(y) “allottee” in relation to apartment or plot, means the person to whom such apartment or plot has been allotted, sold or otherwise transferred by the promoter;

(z) “apartment” whether called block, chamber, dwelling unit, flat, lot, premises, suite, tenement, unit or by any other name means a separate and self-contained part of any property including one or more rooms or enclosed spaces located on one or more floors or any part or parts thereof, in a building, or in a plot of land, used or intended to be used for residence, office, shop, showroom, or godown or for carrying on any business, industry, occupation, profession or trade, or for any other type of independent use ancillary to the purpose specified above and with a direct exit to a public street, road or highway or to a

common area leading to such street, road or highway and includes any garage or room whether or not adjacent to the building in which such apartment is located, provided by the promoter for the use by the allottee for parking any vehicle or as the case may be, for the residence of any domestic servant employed in such apartment;

Explanation-I.—If a basement, cellar, garage, room, shop or storage space is sold separately from any apartment, it shall be treated as an independent apartment and not as part of any other apartment or of the common areas and facilities;

Explanation-II.—Notwithstanding that provision is made for sanitary, washing, bathing or other conveniences as common to two or more apartments, the apartments shall be deemed to be separate and self contained;

- (za) “apartment number” means the number, letter or combination thereof, designating an apartment;
- (zb) “apartment owner” means the person owning an apartment and an undivided interest in the common areas and facilities appurtenant to such apartment in the percentage specified in the conveyance deed of apartment;
- (zc) “association” means an association consisting of the majority of the apartment owners in a building acting as a group in accordance with the bye-laws made by the association under the Himachal Pradesh Apartment Ownership Act, 1978;

Explanation.—A member of a Co-operative Housing Society of the tenant co-partnership type, or an allottee under a hire-purchase agreement shall be deemed to be an owner, entitled to membership of the association.

- (zd) “building regulations” means the rules or regulations or bye-laws made under any law for the time being in force

for the erection or re-erection of buildings or parts thereof and for the purpose of this Act includes Zoning Regulations framed under any law for the time being in force;

(ze) "colony" means an area of land not less than 2500 square metres divided or proposed to be divided into plots for residential, commercial or industrial purpose, but does not include any area of abadi-deh of a village falling inside its Lal Lakir or phirny or any area of land—

(i) divided or proposed to be divided as a result of family partition, inheritance, succession or partition of just holdings not with the motive of earning profit:

Provided that such a partition is certified by Assistant Collector First Grade or Second Grade, as the case may be; and

(ii) earmarked by the owner of a factory for setting up a housing colony for the labourers or the employees working in the factory:

Provided that there is no profit motive;

(zf) "common areas and facilities" in relation to a building, means all parts of the building or the land on which it is located and all easements, rights and appurtenances belonging to the land or the building, which are neither in the exclusive possession of an apartment owner in terms of his conveyance deed of apartment, nor are handed over or intended to be handed over to the local authority or other public service agency and shall include the limited common areas and facilities;

(zg) "common expenses" means,—

(i) all sums lawfully assessed against the apartment owners by the association for meeting the expenses

of administration, maintenance, repair or replacement of the common areas and facilities;

(ii) expenses, declared by the provisions of this Act or by the bye-laws made by the association under the Himachal Pradesh Apartment Ownership Act, 1978 or agreed upon by the association, as common expenses; and

(iii) the Government or municipal taxes including ground rent and property tax, which is not assessed separately for each apartment;

(zh) "development charges" means the cost of external and internal development works;

(zi) "development works" means external and internal development works;

(zj) "estate agent" means a person who negotiates or acts on behalf of a person in a transaction of transfer of property whether by way of sale, lease, license, mortgage or otherwise with another person and receives remuneration for his services in the form of commission and includes a person who introduces to each other for negotiation such persons or their agents;

Explanation.—The person who acts as described in this clause shall be deemed to be an estate agent even if he styles himself as a land or housing agent, property or real estate consultant, property dealer, realtor or by any other name;

(zk) "external development works" includes roads and road systems, water supply, sewerage and drainage systems, electric supply or any other work which may have to be executed in the periphery of, or outside, a colony for its benefit;

- (zl) “internal development works” means roads, footpaths, water supply, sewers, drains, rain water harvesting system, tree planting, street lighting, provisions for community buildings and for treatment and disposal of sewerage and sullage water, or any other work within a colony necessary for its proper development;
- (zm) “joint family” means a Hindu undivided family and in the case of other persons, a group the members of which are by custom joint in possession of property or residence;
- (zn) “limited common areas and facilities” means those common areas and facilities which are designated in writing by the promoter before the allotment, sale or transfer of any apartment, as reserved for use by the resident of certain apartments to the exclusion of other apartments;
- (zo) “local authority” means a Municipal Corporation constituted under section 3 of the Himachal Pradesh Municipal Corporation Act, 1994 or a Municipal Council or a Nagar Panchayat constituted under section 3 of the Himachal Pradesh Municipal Act, 1994 or Panchayati Raj Institutions constituted under the Himachal Pradesh Panchayati Raj Act, 1994 or Cantonment Board or any other authority notified by the State Government for the purposes of this Act;
- (zp) “natural disaster” means a catastrophe, mishap, calamity or grave occurrence in any area, arising from natural or man made causes or by accident or negligence which results in substantial loss of life or human suffering or damage to, and destruction of property or damage to, or degradation of environment and is of such a nature or magnitude as to be beyond the coping capacity of the community of the affected area;
- (zq) “natural hazard” means probability of occurrence, within a specified period of time in a given area, of a potentially damaging natural phenomenon;

(zr) “natural hazard prone areas” means areas likely to have,—

- (i) moderate to very high damage risk zone of earthquakes or
- (ii) significant flow or inundation or
- (iii) landslide potential or proneness or
- (iv) one or more of these hazards;

(zs) “person” includes company, firm, co-operative society, joint family and incorporated body of persons;

(zt) “prescribed” means prescribed by the rules made under this Act;

(zu) “promoter” means a person who,—

- (i) constructs or causes to be constructed a building consisting of apartments or converts an existing building or a part thereof into apartments for the purpose of selling all or some of the apartments to other persons and includes his assigns; or
- (ii) develops land into a colony, whether or not, he also constructs structures on any of the plots for the purpose or selling to other persons, all or some of the plots whether open or with structures thereon; and
- (iii) constructs more than eight apartments or converts an existing building into more than eight apartments or develops a colony and the person who sells apartments or plots are different persons in a planning area, the terms includes both of them;

Explanation.—A person who acts as described in sub-clause (iii) of this clause shall be deemed to be a promoter, even if—

- (i) he styles himself as a builder, colonizer, contractor, developer, estate promoter or by any other name; or
- (ii) he claims to be acting as the holder of a power of attorney from the owner of the land on which the building is constructed or colony is developed; and
- (zv) "property" means the land, the building, all improvements and structures thereon and all easements, rights and appurtenances belonging thereto and includes every type of right and interest in land which a person can have to the exclusion of other persons, such as possession, use and enjoyment free from interference, right of disposition, franchises and hereditament."

Amendment
of section
5.

5. In section 5 of the principal Act, for clauses (ii) and (iii), the following clauses shall respectively be substituted, namely:—

- "(ii) to prepare an existing land use map indicating the natural hazard proneness of the areas; and
- (iii) to prepare a regional plan keeping in view the regulation for land use zoning for natural hazard prone area."

Amendment
of section
14.

6. In section 14 of the principal Act, for clauses (a), (b) and (c), the following clauses shall respectively be substituted, namely:—

- "(a) prepare an existing land use map indicating the natural hazard proneness of the area;
- (b) prepare an interim development plan keeping in view the regulation for land use zoning for natural hazard prone area;
- (c) prepare a development plan keeping in view the regulation for land use zoning for natural hazard prone area;"

Amendment
of section
17.

7. In section 17 of the principal Act, in sub-section (2),—

- (a) in clause (g), after the words “and land may be put”, the words “including regulations for façade control and sloping roof conforming to the hill architecture and environs” shall be inserted.; and
- (b) in clause (j), after the words “flood control”, the words “and protection against land slide” shall be inserted.

8. In section 18 of the principal Act,—

Amendment
of section
18.

- (a) in clause (g), after the words “and land may be put”, the words “including regulations for façade control and sloping roof conforming to the hill architecture and environs” shall be inserted.; and
- (b) in clause (j), after the words “for flood control”, the words “and protection against land slide” shall be inserted.

9. In section 22 of the principal Act, in sub-section (1), in clause (h), after the words and sign “buildings, structures and land”, the words “including regulations for facade control and sloping roof conforming to hill architecture and environs” shall be inserted.

Amendment
of section
22.

10. In section 31-A of the principal Act, after the words “in the manner prescribed”, the words “including soil investigation report and structural design basis report as per provisions for safety against natural hazard” shall be inserted.

Amendment
of section
31-A.

11. In section 38 of the principal Act,—

Amendment
of section
38.

- (a) after clause (d), the following new clause shall be inserted, namely:—
 - “(e) in contravention of any other provision of this Act;”;
 - and
- (b) at the end, the following proviso shall be inserted, namely:—

“Provided that imposition of fine shall not be deemed to regularize the unauthorized constructions, colonies or buildings, and the Director after giving a notice of thirty days and after affording a reasonable opportunity of being heard, may demolish or remove such unauthorized constructions. The amount incurred on account of demolition or removal of un-authorized construction shall be recovered from the owner of such building as arrears of land revenue.”

Amendment
of section
39.

12. In section 39 of the principal Act,—

(a) in sub-section (1), after clause (b), the following clause shall be inserted, namely:—

“(c) in cases specified in clause (e) of section 38, to secure compliance in the manner as may be prescribed:”;
and

(b) for sub-section(2), the following sub-section shall be substituted, namely:—

“(2) in case any person after issuance of notice under sub-section (1) does not comply with the directions, he shall be served with a notice to stop or to seal, as the case may be, unauthorised development in the manner as may be prescribed.”

Amendment
of section
77.

13. In section 77 of the principal Act, in sub-section (1), in the proviso, after the words “or Nagar Panchayat”, the words “or the Panchayati Raj Institutions” shall be inserted.

Insertion of
Chapters
IX-A and
IX-B.

14. In the principal Act, after Chapter-IX, the following Chapters IX-A and IX-B shall be inserted, namely:—

“CHAPTER IX-A

REGISTRATION OF PROMOTERS AND ESTATE AGENTS

Registration
compulsory.

78a. (1) No person shall carry on the business of promoter or estate agent, or represent or hold himself out as carrying on such business, except

under and in accordance with the terms and conditions of the certificate of registration granted under this Act.

(2) An application for registration under sub-section (1) as a promoter, or as an estate agent, as the case may be, shall be made along with a prescribed fee in the prescribed form to the Director, and the Director on receipt of the application may enter the name of the applicant in the register of promoter, or, in the register of estate agents, as the case may be, maintained under this Act in the prescribed form and grant a certificate of registration in the prescribed form to such person for the conduct of his business in accordance with the terms and conditions of the certificate of registration and the provisions of this Act and the rules made thereunder.

78b. Before registering and granting a certificate of registration to a promoter or, an estate agent under the provisions of section 78a, the Director shall satisfy itself,— Conditions
for
registration.

- (a) in the case, if the application is for registration as a promoter, that the promoter himself or one of his employees, or one of the partners of the firm or one of the directors of the company if the applicant is a firm or company, as the case may be, possesses the prescribed qualifications for conducting the business of a promoter;
- (b) in the case, if the application is for registration as an estate agent, that the applicant possesses qualifications as may be prescribed;
- (c) that the applicant furnishes to the Director, either a bank guarantee or a security, for such amount and in such manner as may be prescribed;
- (d) that the person has furnished the statement of affairs clearly indicating the detailed assets and liabilities;
- (e) in case of a company, the applicant has furnished a certificate of registration of incorporation with the Registrar of Companies;
- (f) in case of a firm, certificate of registration under the Partnership Act, 1932 from the competent authority;

- (g) that the applicant has produced an attested copy of PAN alongwith Income Tax returns of last 3 years;
- (h) that the applicant has furnished the details of previous projects executed during the last 5 years alongwith their completion certificate; and
- (i) that the applicant has not been convicted of an offence under this Act or under any law involving moral turpitude.

Term and
renewal of
registration.

78c. Every certificate of registration of a promoter or an estate agent, issued under section 78a shall be valid for a period of three years and, on the expiry of such a period, it may be renewed for another period of two years by the Director, on an application, alongwith the prescribed fee, made by the promoter or the estate agent in that behalf :

Provided that the conditions referred to in section 78b continue to be fulfilled and the application has been made at least three months before the expiry of the certificate of registration.

Refusal to
grant or
renew
registration.

78d. If after giving the applicant an opportunity of being heard, the Director refuses to grant or renew a certificate of registration, he shall record his reasons therefor in writing and communicate the same to the applicant.

Cancellation
of
certificate
of
registration.

78e. (1) A certificate of registration granted under section 78a shall be liable to be cancelled by the Director on the grounds mentioned in subsection (2) by an order made in writing recording the reasons for such cancellation.

(2) A certificate of registration is liable to be cancelled, if the promoter or estate agent, as the case may be,—

- (a) surrenders the certificate of registration as he does not wish to continue carrying on the business;
- (b) has applied to be adjudicated or has been adjudicated an insolvent or is an undischarged insolvent;

- (c) has been adjudicated to be of unsound mind by a competent court;
- (d) has been convicted of an offence under this Act or under any law involving moral turpitude, if convicted, a period of five years has not elapsed since his conviction; and
- (e) has contravened any of the terms and conditions of the certificate of registration or any of the provisions of this Act or the rules made thereunder.

78f. (1) Before cancelling a certificate of registration under section 78e, the Director shall give notice to the promoter, or the estate agent, as the case may be, specifying the grounds and calling upon him to show-cause why the certificate of registration should not be cancelled. Notice before cancellation.

(2) After considering the explanation, if any, offered by the promoter, or, the estate agent, as the case may be, the Director may cancel the certificate of registration, or pass such orders as it may deem fit.

(3) Notwithstanding anything contained in sub-sections (1) and (2), the Director may suspend the certificate of registration of a promoter or an estate agent, as the case may be, pending decision on the matter of cancellation of the certificate of registration.

(4) Where any certificate of registration is suspended or cancelled under this Act, no person shall be entitled to any compensation or the refund of any fee paid in respect thereof :

Provided that if such person intends to withdraw his application at the processing stage, he shall be entitled to the refund of seventy five percent of such fee.

78g. When a certificate of registration is suspended or cancelled under the provisions of section 78f or when it expires and is not renewed, under the provisions of section 78c, a promoter or estate agent, as the case may be, shall cease to carry on the business and any business or activity in furtherance of his business during the period of suspension or after the expiry Carrying on business after cancellation.

or cancellation of the certificate of registration, shall be liable for all consequences thereof :

Provided that when decision is pending on an application for renewal of registration, no such presumption shall be made, if business is carried on after the expiry of the period of registration of certificate.

Maintenance
of accounts
and records.

78h. (1) Every promoter or estate agent shall maintain such accounts, registers and records in such form and manner as may be prescribed.

(2) The Director shall maintain such register as may be prescribed showing sufficient particulars of all cases in which licence under section 78p or certificate of registration under this Chapter is granted or refused by him and the said register shall be available for inspection without charges by all interested persons and such persons shall be entitled to have extract therefrom on payment of fee as may be determined by the Director.

Audit.

78i. The promoter or estate agent shall get his accounts audited after the close of every financial year by a Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such Chartered Accountant in the manner prescribed and it shall be verified during the audit that amounts collected for a particular purpose are not utilized for any other purpose.

Periodical
returns.

78j. Every promoter or estate agent shall submit to the Director such periodical returns as may be prescribed.

Inspection.

78k. For the purpose of satisfying itself, that the requirements of this Act and the rules made thereunder or the terms and conditions of the certificate of registration granted under this Chapter or licence granted under section 78p of this Act of a promoter or an estate agent are duly complied with, the Director may inspect or cause to be inspected, at any time during business hours, any accounts or records of a promoter or an estate agent relating to such business.

Essentiality
Certificate.

78l. A promoter who needs to arrange land for any project from private land owners shall have to obtain essentiality certificate from the Government.

78m. In case the intended area of development falls outside Town and Country Planning areas, the promoter concerned shall be required to obtain No Objection Certificate from Director before applying for essentiality certificate.

No
objection
Certificate.

CHAPTER-IX-B

REGULATION OF PROMOTION, CONSTRUCTION, SALE, TRANSFER AND MANAGEMENT OF APARTMENTS, PLOTS AND PROPERTIES

78n. (1) Notwithstanding anything contained in any other law for the time being in force, a promoter, who develops a colony or who constructs or intends to construct a building or apartments, shall, in all transactions with persons taking or intending to take a plot or an apartment on ownership basis, be liable to give or produce, or cause to be given or produced, the information and the documents mentioned hereinafter in this section.

General
liabilities of
promoter.

(2) A promoter who develops a colony or who constructs or intends to construct such building or apartments shall,—

- (a) make full and true disclosure of the nature of his title to the land on which such colony is developed or such building is constructed or is to be constructed, such title to the land having been duly certified by an Assistant Collector First Grade or Second Grade, as the case may be, after he has examined the transactions concerning it in the previous ten years; and if the land is owned by another person, the consent of the owner of such land to the development of the colony or construction of the buildings has been obtained:

Provided that the promoter may be issued letter of intent on the basis of the consent of the landowner(s) but the licence shall only be granted when the promoter acquires the absolute and clear title of the land in his own name;

- (b) make full and true disclosure of all encumbrances on such land, including any right, title, interest or claim of any party in or over such land;

- (c) make available for inspection on seven days notice or on demand,—
- (i) of the layout of the colony and plan of development works to be executed in a colony as approved by the Director in the case of colony; and
 - (ii) of the plan and specifications of the building built or to be built on the land as well as of the common areas and facilities and common services provided (including supply of electricity and water, sewerage and drainage system, lifts, fire-fighting equipment), such plans and specifications being in accordance with the provisions of the building regulations, and approved by the authority which is required so to do under any law for the time being in force, indicating thereon what parts of the building and the appurtenant areas are intended to be kept as common areas and facilities in the case of apartments:

Provided that the number and sizes of the apartments shall conform to the building regulations, and the area of an apartment shall not exceed such limit as may be fixed by the Director;

- (d) display or keep all the documents, plans and specifications or copies thereof referred to in clauses (a), (b) and (c) at the site and in his office and make them available for inspection to persons taking or intending to take a plot or an apartment and after the association is formed, he shall furnish the association a copy of these documents and of the sanctioned plan of the building;
- (e) disclose the nature of fixtures, fittings and amenities, including the provision for one or more lifts, provided or to be provided;
- (f) disclose on reasonable notice or on demand, if the promoter is himself the builder the prescribed particulars in respects of the design and the materials to be used in construction and, if the

promoter is not himself the builder, disclose all agreements entered into by him with the architects and contractors regarding the design, materials and constructions of the building;

- (g) specify, in writing, the date by which possession of the plot or apartment is to be handed over and he shall hand over such possession accordingly;
- (h) except where there are no agreements about specific plots or apartments and allotment is made by draw of lots, prepare and maintain a list of plots or apartments with their numbers, the names and addresses of the parties who have taken or agreed to take plots or apartments, the price charged or agreed to be charged therefor, and the terms and conditions, if any, on which the plots or apartments are taken or agreed to be taken;
- (i) state in writing, the precise nature of and the terms and conditions governing the association to be constituted of persons who have taken or are to take the apartments;
- (j) not allow person to enter into possession until an occupation certificate required under any law is duly given by the appropriate authority under that law and no person shall take possession of an apartment until such occupation certificate is obtained;
- (k) make a full and true disclosure of all outgoings, including ground rent, if any, municipal or other local taxes, charges for water and electricity, revenue assessment, interest on mortgages or other encumbrances, if any;
- (l) give the estimated cost of the building and the apartments proposed to be constructed, or colony to be developed, and the manner in which escalation in such cost for valid reasons as may be approved by mutual agreement;
- (m) make a full and true disclosure of such other information and documents in such manner as may be prescribed; and

- (n) give on demand and on payment of reasonable charges true copies of such of the documents referred to in any of the clauses of this sub-section as may be prescribed.

Issue of
advertisement
or
prospectus.

78o. (1) No promoter shall issue an advertisement or prospectus, offering for sale of any apartment or plot or inviting persons who intend to take such apartments or plots to make advances or deposits, unless,—

- (a) the promoter holds a certificate of registration under sub-section (2) of section 78a and it is in force and has not been suspended or revoked and its number is mentioned in the advertisement or prospectus;
- (b) a copy of the advertisement or prospectus is filed in the office of the Director before its issue or publication; and
- (c) the promoter holds a valid licence under sub-section (3) of section 78p of this Act for the colony or the building, as the case may be.

(2) The advertisement or prospectus issued under sub-section (1) shall disclose the area of the apartments or plots offered for sale, title to the land, extent and situation of land, the price payable and in the case of colonies, also layout of the colony, the plan regarding the development works to be executed in a colony and the number and the validity of the licence issued by the Director under sub-section (3) of section 78p and such other matters as may be prescribed.

(3) The advertisement or prospectus shall be available for inspection at the office of the promoter and at the site where the building is being constructed or on the land being developed into a colony, along with the documents specified in this section and in section 78n.

(4) When any person makes an advance or deposits on the faith of the advertisement or prospectus, and sustains any loss or damage by reason of any untrue statement included therein, he shall be compensated by,—

- (a) the promoter, if an individual;

- (b) every partner of the firm, if the promoter is a firm;
- (c) every person who is a director at the time of issue of the advertisement or prospectus, if the promoter is a company :

Provided however, that such person shall not be liable if he proves that—

- (a) he withdrew his consent to become a director before the issue of the advertisement or prospectus; or
- (b) the advertisement or prospectus was issued without his knowledge or consent, and on becoming aware of its issue, he forthwith gave reasonable public notice that it was issued without his knowledge or consent; or
- (c) after the issue of the advertisement or prospectus and before any agreement was entered into with buyers of plots or apartments, he, on becoming aware of any untrue statement therein, withdrew his consent and gave reasonable public notice of the withdrawal and of the reasons therefor.

(5) When any advertisement or prospectus includes any untrue statement, every person who authorised its issue, shall be punishable with imprisonment for a term which shall not be less than three months but which may extend to two years or with fine which shall not be less than five lacs rupees but which may extend to ten lacs rupees, or, with both, unless he proves that the statement was immaterial or that he had reason to believing and did upto the time of issue of the advertisement or prospectus believing that the statement was true.

78p. (1) Any promoter, who desires to develop a land into a colony or intends to construct a building, shall make an application in the prescribed form alongwith the prescribed information and with the prescribed fee to the Director for grant of permission for the same and separate permission shall be required for each colony or building.

Development of land into colony and construction of building.

(2) On receipt of the application under sub-section (1), the Director, after making enquiry into the title to the land, extent and situation of the land, capacity of the promoter to develop the colony, layout of the colony,

conformity of the development of the colony with the neighbouring areas, plan of development works to be executed in the colony and such other matters as it may deem fit, and after affording the applicant an opportunity of being heard and also taking into consideration the opinion of the prescribed authority, shall pass an order, in writing, recording reasons either granting or refusing to grant such permission.

(3) Where an order is passed granting permission under sub-section (2), the Director shall grant a licence in the prescribed form, after the promoter has deposited twenty five percent of development charges assessed at the rate of rupees seven hundred per square metre or part thereof as development charges in the shape of bank draft and the promoter has undertaken to enter into an agreement in the prescribed form for carrying out completion of development works in accordance with the conditions of the licence so granted :

Provided that the promoter shall not be entitled to any interest on the bank draft deposited under this sub-section.

(4) The licence granted under sub-section (3) shall be valid for a period of three years and may be renewed thereafter for a period of two years at a time on payment of prescribed fee by the Director.

(5) The promoter shall enter into agreement undertaking to pay development charges for development works to be carried out by the Government or a local authority.

(6) The Director shall determine the development charges and the time and the manner in which such charges referred to in sub-section (5) shall be paid to the Government or the local authority, as the case may be.

(7) The promoter either himself or by any other person or entity shall develop infrastructure, amenities and common facilities such as schools, hospitals, community centers and other community buildings including street lighting on the land set apart for this purpose as per approved layout plan of the colony. He shall handover such land and assets to the local authority including Panchayati Raj Institutions and Urban Local Bodies in running order on such terms and conditions as may be fixed by the Director :

Provided that if having regard to the amenities which exists or are proposed to be provided in the locality, the Director is of the opinion that it is not necessary to provide one or more of such amenities, he may exempt the promoter from providing such amenities, either wholly or in part, on such terms and conditions, as he may deem fit.

(8) The promoter including any development authority owned or controlled by the Government shall earmark atleast 25% of developed land in all Housing Projects for Economically Weaker Sections, Low Income Groups of society and Bonafide Himachalis in such manner and on such terms and conditions, as may be prescribed.

(9) The promoter shall carry out all directions issued by the Director for ensuring due compliance of the execution of the layout and the development works therein and to permit the Director or any officer authorized by him to inspect such execution :

Provided that the promoter shall fully provide essential infrastructure *i.e.* roads, foot-paths, water supply, sewerage and street lighting in running order before handing over the colony or apartments to the local authority or allottees, as the case may be.

(10) The promoter shall be responsible for the maintenance and upkeep of all roads, open spaces, public parks and public health services until the date of transfer thereof in running order, free of cost to the local authority including Panchayati Raj Institutions and Urban Local Bodies or association. Where the basic amenities have been provided by the local authorities including Panchayati Raj Institutions and Urban Local Bodies, the promoter shall pay service charges to such local authorities as may be prescribed by such authorities till transfer.

(11) In the event of the promoter contravening any provisions of this Act, or rules made thereunder or any conditions of the licence granted under sub-section (3), the Director may, after giving an opportunity of being heard, cancel the licence and forfeit such security as has been furnished by the promoter under sub-section (3).

(12) When a licence is cancelled under sub-section (11), the Director shall cause to be carried out the development works at the risk of the promoter

and after adjusting the amount received as bank draft, recover remaining charges as the Director incurs on the said development works from the promoter and the allottees in the manner as may be prescribed as arrear of land revenue.

(13) Notwithstanding anything contained in this Act, after development works have been carried out under sub-section (12), the Director may, with a view to enabling the promoter, to transfer the possession of, and the title to, the land to the allottees within a specified time, authorise the promoter by an order to receive the balance amount, if any, due from the allottees after adjustment of the amount which may have been recovered by the Director towards the cost of the development works and also transfer the possession of, and the title to, the land to the allottees within the specified time and if the promoter fails to do so, the Director shall on behalf of the promoter transfer the possession of, and the title to, the land to the allottees on receipt of the amount which was due from them.

Agreement
of sale.

78q. (1) Notwithstanding anything contained in any other law for the time being in force, a promoter who intends to construct or constructs a building or apartments, all or some of which are to be taken or are taken on ownership basis or who intends to offer for sale of plots in a colony, shall, before he accepts any sum of money as advance payment or deposit, which shall not be more than twenty five per cent of the sale price, enter into a written agreement for sale with each of such persons who are to take or have taken such apartments or plots, as the case may be, and the agreement shall be in the prescribed form together with prescribed documents :

Provided that if only a refundable application fee is collected from the applicant before draw of lots for allotment, such agreement shall be required only after such draw of lots.

(2) The promoter shall not cancel unilaterally the agreement of sale entered into under sub-section (1) and if he has sufficient cause to cancel it, he shall give due notice to the other parties to the agreement and tender a refund of the full amount collected together with interest at the rate of twelve percent per annum.

(3) The agreement to be prescribed under sub-section (1) shall contain inter alia the particulars as hereunder specified in clause (a) in respect of apartments and as specified in clause (b) in respect of plots in a colony

and to such agreement shall be attached the copies of the documents specified in clause (c),—

- (a) the particulars in the case of apartment,—
 - (i) the liability of promoter to construct the building according to the plans and specifications approved by the authority which is required so to do under any law for the time being in force and the statement of the use for which the apartment is intended and restrictions on its use, if any;
 - (ii) the price of the apartment and date by which its possession is to be handed over to the allottee with area including area of balconies; and
 - (iii) the nature, extent and description of the common areas and facilities and the limited common areas and facilities including the proportionate price of the common areas and facilities and intervals at which the installments thereof may be paid by the allottee of the apartment. The percentage of undivided interest in the common areas and facilities and in the limited common areas and facilities, if any, pertaining to the apartment agreed to be sold, such percentage shall be the ratio of the built-up area of the apartment to the total built-up area of all the apartments;
- (b) the particulars in the case of plots in a colony,—
 - (i) the date by which the possession of the plot is to be handed over to allottee; and
 - (ii) the price and area of the plot with statement of the use for which the plot is intended and restriction on its use, if any;
- (c) the copies of documents to be attached with the agreement,—
 - (i) the certificate by an Assistant Collector First Grade or Second Grade, as the case may be, referred to in clause (a) of sub-section (2) of section 78n;

- (ii) certified copy from any relevant revenue record showing the nature of the title of the promoter to the plot or the land on which the building or apartment is constructed or is to be constructed; and
- (iii) the plans and specifications of the apartment as approved by the authority which is required so to do under any law for the time being in force.

Maintenance
of accounts
by
promoters.

78r. The promoter shall obtain all requisite permissions and shall maintain proper account of payments received and expenses incurred and will show it to the Director as and when required.

Responsibility
for
payment
of charges
till
transfer.

78s. A promoter shall, while he is in possession, and, where he collects from persons who have taken or are to take apartments or plots, sums for the payment of charges, even thereafter, pay all charges (including ground rent, municipal or other local taxes, charges for water or electricity, revenue assessment, interest on mortgages or other encumbrances, if any) until he transfers the property to the persons taking over the apartments or plots. Where any promoter fails to pay all or any of the charges collected by him from the persons who have taken over or are to take over apartments or plots; before transferring the property to the persons taking over the apartments or plots, the promoter shall continue to be liable, even after the transfer of the property, to pay such charges and penal charges, if any, to the authority or person to whom they are payable and be responsible for any legal proceedings which may be taken therefor by such authority or person.

No
alterations
and
rectification
of defects.

78t. (1) After the plans and specifications of the building as approved by the authority which is required so to do under any law are disclosed or furnished to the person who agrees to take an apartment, the promoter shall,—

- (i) not make any alterations in the structures described therein in respect of such apartment, without the previous consent of that person; or
- (ii) not make any other alterations in, or additions to the structure of the building or construct any additional structures without

the previous consent of all the persons who have agreed to take apartments in such building.

(2) Subject to the provisions of sub-section (1), the building shall be constructed and completed in accordance with the plans and specifications aforesaid; and if any defect in the building or material used, or if any unauthorized change in the construction is brought to the notice of the promoter within a period of one year from the date of handing over possession, it shall wherever possible be rectified by the promoter without further charge to the persons who have agreed to take the apartments, and in other cases such persons shall be entitled to receive reasonable compensation for such defects or change and where there is a dispute as regards any defect in the building or material used or any unauthorized change in the construction, or as to whether it is reasonably possible for the promoter to rectify any such defect or change, or as regards the amount of reasonable compensation payable in respect of any such defect or change which cannot be or is not rectified by the promoter, the matter shall, on payment of such fee as may be prescribed and within a period of three years from the date of handing over possession, be referred for decision to the Director and the Director shall, after giving an opportunity of being heard to the parties and after making further enquiry, if any, as it may deem fit, pass order, which shall be final.

78u. If the promoter,—

Refund of
amount.

- (a) fails to give possession in accordance with the terms of the agreement reached with the buyers of a plot or an apartment duly completed by the date specified or any further date agreed to by the parties; or
- (b) does not give possession by the date specified or further date agreed, the promoter shall be liable on demand but without prejudice to any other penalties to which he may be liable, to refund the amounts already received by him in respect of that plot or apartments with simple interest at the rate of twelve percent per annum from the date the promoter received the sums till the date the amounts and interest thereon is refunded and the amounts and the interest shall be a charge on the land on which a plot is to be developed or a building is or was to be

constructed and the construction, if any, thereon shall be subject to any prior encumbrances.

No mortgage without consent.

78v. (1) No promoter shall, after he executes an agreement to sell any apartment or plot, mortgage or create a charge on such apartment or the land or the plot, without the previous consent of the person who takes or agrees to take such apartment or plot, and if any such mortgage or charge is made or created without such previous consent, it shall not affect the right and interest of such person.

(2) If a promoter has executed an agreement of sale of an apartment or a plot with a buyer and has not yet received from him all the amounts agreed to be paid, the buyer shall not mortgage or create a charge against such apartment or plot without the previous consent of the promoter :

Provided that the promoter shall not withhold consent if the mortgage or charge is for the purpose of obtaining finance for the payment of amounts due to the promoter.

Completion and occupation certificate.

78w. (1) It shall be the responsibility of the promoter,—

- (i) in the case of apartments, to obtain from the authority required to do so under any law completion and occupation certificate for the building and if a promoter, within a reasonable time, after the construction of the building, does not apply for an occupation certificate from such authority, the allottee of an apartment may apply for an occupation certificate from the said authority; and
- (ii) in the case of a colony, to obtain completion certificate from the Director to the effect that the development works have been completed in all respects as per terms and conditions of the licence granted to him under section 78p.

(2) The authority referred to in sub-section (1) shall after satisfying itself about the agreement of sale between the promoter and the allottee, and the compliance of the building regulations and all other formalities, issue an occupation certificate.

Promoter to execute documents.

78x. After the completion or occupation certificate is obtained under section 78w, the promoter shall submit a copy thereof to the Director and

thereafter he shall take all necessary steps to complete his title and convey the exclusive ownership of the apartment or plot containing such particulars as may be prescribed and the undivided interest in the common areas and facilities appurtenant to such apartment or plot to the person in whose favour he has executed an agreement of sale of that apartment or plot, and execute a conveyance deed of apartment or plot containing such particulars as may be prescribed and all other relevant documents therefor in accordance with such agreement, within three months from the date of giving possession of the apartment or plot and also deliver all documents of title relating to the property which may be in his possession or power and the promoter shall not reserve any right in the property except to the extent of apartments or plots which he is taking up in his own name and apartments or plots which are meant for sale but are still unsold.

78y. (1) If the promoter without sufficient cause fails to execute the conveyance deed of apartment or plot and other relevant documents within three months in terms of the provisions of section 78x, the person in possession of the apartment or plot in pursuance of the agreement of sale may make an application, in writing, in the prescribed form to the Director for a certificate to be produced before the concerned registering officer for enforcing the registration of the transfer and on receipt of such application and after making such enquiry as may be necessary and satisfying itself that occupation or completion certificate has been obtained from the authority required to do so under any law and the person in possession has done what he was required to do under the agreement of sale, the Director shall issue a certificate to the registering officer that it is a fit case for enforcing registration of the conveyance deed and direct the person who has taken the apartment or plot to present the conveyance deed of apartment or plot though not executed by the promoter for unilateral execution of registration.

Enforcement
of
registration
of
conveyance.

(2) After the conveyance deed of apartment or plot alongwith the certificate issued by the Director under sub-section (1) is presented for registration, the registering officer shall cause a summons to be issued to the promoter and if the promoter fails to appear in compliance with the summons so issued, the execution of the instrument shall be deemed to be admitted by him and the registering officer shall proceed to register the instrument and if the promoter appears but denies execution of the conveyance deed, the registering officer, after giving him a reasonable opportunity of being heard, if

satisfied that the promoter has failed to execute the conveyance deed without sufficient cause, shall proceed to register the same.

(3) If the promoter fails to execute a written agreement of sale as required under section 78q, or fails to execute the conveyance deed of apartments or plots and other relevant documents as specified in sub-section (1), within three months, the Director may, either on a complaint or suo moto, impose for each plot or apartment for which there is a default, a penalty upto a maximum of five percent of the price of the plot or the apartment or fifty thousand rupees, whichever is greater, and further minimum penalty of five hundred rupees for each day for which the default continues for each plot or apartment, and such penalty may be recovered against the bank draft deposited under sub-section (3) of section 78p :

Provided that the penalty if not received fully against the bank draft, the balance shall be recoverable as arrear of land revenue.

(4) The penalty imposed under sub-section (3) shall be in addition to any action taken under the Indian Stamp Act, 1899, or the Registration Act, 1908 and if a penalty is imposed under the provisions of any of these Acts, the promoter shall not be liable to penalty for the same offence under this Act or under any other law governing the apartment ownership.

78z. (1) No promoter and no person who is responsible for the management and maintenance of a building or apartments, shall without just and sufficient cause, either by himself or through any person, cut off, withhold, curtail or reduce, any essential supply or service enjoyed in respect of such apartment or plot by the person who has taken or agreed to take an apartment or plot or by any person in occupation thereof through or under him.

(2) If there is a contravention of the provisions of sub-section (1), the person who has taken or agreed to take the apartment or plot or the occupier thereof may make an application to the Director for a direction to restore such supply or service.

(3) If the Director on enquiry finds that the person referred to in sub-section (2) has been in enjoyment of the essential supply or service and that it was cut off or withheld or curtailed or reduced without just and sufficient cause, the Director shall make an order directing the restoration of such supply or service before a date to be specified in the order.

2 of 1899
16 of 1908

Promoter's
responsibility
for essential
services.

(4) If the supply or service is not restored before the date specified under sub-section (3), the promoter or the person responsible for the management and maintenance of the building or apartment or plot shall be liable, upon a further direction by the Director to that effect, to a penalty which may extend to one thousand rupees for each day during which the default continues thereafter.

(5) Notwithstanding anything contained in any law for the time being in force, the Director shall have jurisdiction to decide any application made under sub-section (2) and no other court shall have jurisdiction to entertain such application and no appeal shall lie from any order made on such application.

(6) Any promoter or person responsible for the management and maintenance of building or apartment or plot, who contravenes the provisions of sub-section (1), shall on conviction be punished with imprisonment for a term which may extend to three months or with fine, which may extend to fifty thousand rupees or with both.

(7) The offence under sub-section (6) shall be cognizable, and shall not be triable by any court inferior to that of Judicial Magistrate of the First Class.

Explanation-I.—In this section, “essential supply or service” includes the supply of water, electricity, lights in passages and on staircase, and lifts and conservancy or sanitary service.

Explanation-II.—For the purposes of this section withholding any essential supply or service shall include acts or omissions attributable to the promoter or the person responsible for the management and maintenance of the building or apartment, on account of which the essential supply of service is cut off by the local authority or any other authority.

78za. (1) A promoter who enters into a transaction for the transfer relating to a property shall,— Regulation of property.

(a) make full and true disclosure of the nature of his title to the property indicating clearly that his title to property has been

duly certified by an Assistant Collector First Grade or Second Grade, as the case may be, after he has examined transactions concerning it in the previous ten years;

- (b) make full and true disclosure of all encumbrances on such property, including any right, title, interest or claim of any party in or over such property;
- (c) in case the property is land held on lease, produce consent from the lessee for the transaction;
- (d) in case the property is land, subject to the provisions of the Urban Land (Ceiling and Regulation) Act, 1976; produce clearance from the competent authority under that Act; 33 of 1976
- (e) make full and true disclosure of any reservations, in the development plan framed under any law for the time being in force or restrictions on the use to which the property may be put and any liability to carry out any development works;
- (f) specify, in writing, the date by which possession of the property is to be handed over;
- (g) make full and true disclosure of all charges, including ground rent, if any, municipal or other local taxes, revenue assessment, interest on any mortgage or other encumbrance, development charges or charges for maintenance and upkeep of roads, drainage, sewerage, water supply, electricity, lay out and constructed by the Government or any local authority.

(2) No person shall issue a prospectus or advertisement offering for sale any property, unless the prospectus or advertisement indicates the place and time the documents and certificates relating to the matters specified in sub-section (1) are available for inspection.

(3) The provisions of sub-sections (4) and (5) of section 780 shall apply *mutatis mutandis* for mis-statements in the prospectus or advertisement issued under sub-section (2) of this section.

(4) The provisions of sections 78r, 78x and 78y shall apply mutatis-mutandis to a transaction of property made under this section.

78 zb. (1) Every allottee who has executed an agreement of sale to take an apartment or a plot under section 78q or any property under section 78za shall pay at the proper time and place, the price, the proportionate share of the municipal taxes, water and electricity charges, ground rent, if any, and other charges in accordance with the agreement of sale.

General liabilities of allottee.

(2) Any person who has executed an agreement of sale of an apartment or plot or other property and who, without reasonable excuse, fails to comply with or contravenes the provisions of sub-section (1) shall, on conviction, be punished with fine which may extend to one percent of the price of the apartment or plot or property, as the case may be, or one thousand rupees, whichever is higher.

78zc. Every person, erecting or re-erecting any structure in a colony in respect whereof a licence has been obtained under sub-section (3) of section 78p, shall comply with such conditions regarding use of land, layout plan, zoning regulations, site coverage, height of building, set back lines, structural and sanitary requirements, architectural control, design of buildings and material to be used in erection thereof as may be prescribed.

Restriction on structures in a colony.

78zd. (1) Every promoter to whom a licence has been granted under section 78p to develop a colony shall deposit service charges at the rate of two hundred rupees per square metre with an increase of 10% after a block of five years, of the plotted area proposed to be developed by him as residential, commercial or industrial (excluding the area used by the public for general purposes) into a colony in two equal installments, the first installment shall be deposited within sixty days from the date of grant of licence and the second installment shall be deposited within six months from the date of grant of licence and the promoter shall in turn be entitled to pass on the service charges so paid by him to the allottees.

Constitution of Development Fund.

(2) The amount of service charges levied under sub-section (1) if not paid within the stipulated period, shall be recoverable as arrears of land revenue or the Director may cancel his licence after giving him an opportunity of being heard.

(3) The amount of service charges deposited by the promoter under sub-section (1) or recovered under sub-section (2) shall constitute a fund to be called "the Development Fund" (hereinafter referred to as the "Fund") and shall vest in such authority as the State Government may notify in this behalf and shall be administered by that authority.

(4) The Fund shall be utilized by the authority notified under sub-section (3) for the benefit of the allottees, for development of the colonies, to promote research and development in town and country and urban affairs and for such other similar purposes as may be prescribed.

(5) The State Government shall publish annually in the Official Gazette the report of the activities financed from the Fund and the statement of accounts."

Amendment
of section
87.

15. In section 87 of the principal Act, in sub-section (2), for existing clause (xxiii), the following clauses shall be substituted, namely:—

- (xxiii) the form of application for registration of promoters and estate agents and the fee for such application, form for maintenance of registers and the form of registration certificate under sub-section (2) of section 78a;
- (xxiv) the qualifications for a promoter and for an estate agent and the amount and manner of security to be furnished under section 78b;
- (xxv) the fee for renewal of registration under section 78c;
- (xxvi) the form and manner of maintaining accounts, registers and records by a promoter or estate agent under sub-section (1) and maintenance of register by the Director under sub-section (2) of section 78h;
- (xxvii) the manner in which the accounts shall be audited and certified by a Chartered Accountant under section 78i;
- (xxviii) the periodical returns which a promoter or estate agent has to submit to the Director under section 78j;

- (xxix) the particulars in respect of the design and the materials to be used in the construction of the building and the other information and documents to be disclosed, the manner in which disclosure is to be made and the documents of which true copies shall be given by the promoter under clauses (f), (m) and (n) of sub-section (2) of section 78n;
- (xxx) the other matters to be disclosed in an advertisement or prospectus under sub-section (2) of section 78o;
- (xxxi) the form of application, the information to be attached with the application and the fee to be paid for the grant of permission under sub-section (1), the authority to be prescribed for giving opinion to the Director under sub-section (2), the form of licence to be issued and the agreement to be entered into under sub-section(3), the fee to be paid for renewal of licence under sub-section (4), the manner of earmarking developed land, residential apartments or plots for weaker sections of society and the terms and conditions subject to which the reservation is to be made under sub-section (8) and service charges to be paid under sub-section (10) of section 78p;
- (xxxii) the form for the agreement of sale and the particulars and conditions to be contained in and the documents or copies thereof to be attached to such agreement under sub-section (1) of section 78q;
- (xxxiii) the particulars to be included in respect of conveyance deed of apartment under section 78x;
- (xxxiv) the form of application under sub-section (1) of section 78y;
- (xxxv) the conditions to be prescribed under section 78y;
- (xxxvi) the purposes to be prescribed under sub-section (4) of section 78zc;

- (xxxvii) any other matter for which Building Regulations or Bye-Laws may be made including the matters relating to the development control and natural hazard prone area; and
- (xxxviii) any other matter for which rules may be made.”.

Amendment
of section
90.

16. In the principal Act, existing section 90 shall be numbered as sub-section (1), and thereafter, the following sub-sections shall be inserted, namely:—

“(2) The Himachal Pradesh Apartment and Property Regulation Act, 2005 (Act No. 21 of 2005) is hereby repealed.

(3) The repeal of the Act under sub-section(2) shall not affect—

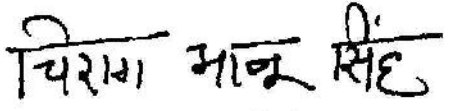
- (i) any right, privilege, delegation or liability required or incurred under the Act so repealed under sub section(2);
- (ii) any penalty, forfeiture or punishment incurred in respect of any offence committed against the Act so repealed under sub-section(2);
- (iii) any investigation, legal proceedings or remedy in respect of any such right, privilege, obligation, liability, penalty, forfeiture, or punishment as aforesaid; and any such investigation, legal proceedings or remedy may be instituted, continued or enforced or any such penalty, forfeiture and punishment may be imposed as if the aforesaid Act had not been repealed.

(4) Notwithstanding such repeal anything done or any action taken under the Act so repealed under sub-section(2) including any notification, order, notice issued, application made, or permission granted, which is not inconsistent with the provisions of this Act shall be deemed to have been done or taken under the corresponding provisions of this Act as if this Act was in force at the time such thing was done or action was taken and shall continue to be in force, unless and until superseded by anything done or any action taken under this Act.”.

“हिमाचल प्रदेश नगर और ग्राम योजना (संशोधन) विधेयक, 2013 (2013 का विधेयक संख्यांक 29)” के उपर्युक्त अनुवाद को भारत के संविधान के अनुच्छेद 348 के खण्ड (3) के अधीन राजपत्र, हिमाचल प्रदेश में प्रकाशित किए जाने के लिए प्राधिकृत करती हूं।


राज्यपाल,
हिमाचल प्रदेश।
राज्यपाल
हिमाचल प्रदेश

राज्यपाल ने “हिमाचल प्रदेश नगर और ग्राम योजना (संशोधन) विधेयक, 2013 (2013 का विधेयक संख्यांक 29)” के उपर्युक्त अनुवाद को भारत के संविधान के अनुच्छेद 348 के खण्ड (3) के अधीन राजपत्र, हिमाचल प्रदेश में प्रकाशित किए जाने के लिए प्राधिकृत कर दिया है।


सचिव (विधि),
हिमाचल प्रदेश सरकार।