



# Haryana Government Gazette

## EXTRAORDINARY

Published by Authority

© Govt. of Haryana

---

No. 136-2025/Ext.] CHANDIGARH, WEDNESDAY, AUGUST 6, 2025 (SRAVANA 15, 1947 SAKA)

---

### HARYANA GOVERNMENT

#### URBAN LOCAL BODIES DEPARTMENT

#### Notification

The 6th August, 2025

**No. 6/39/2025-4C1.—**

**Policy for granting easement rights pertaining to the revenue rastas.**

#### **I. Introduction:**

In municipal area, there are various instances where a Revenue Rasta is not abandoned and actively under use by public, but divide a land under single ownership into two or more parcels, causing ineffective/ restrictive land usage for the owners. Further, the Revenue Rasta also restricts access and services to be shared between land parcel under single ownership/ use. In case of large scale institutes/industries/warehouses, licensed colony, there is movement of goods/ users/ services across the whole premises, however due to restrictions caused by revenue rasta, such premises have to construct separate treatment plants/ electricity infrastructure/ pathways/ as per the divided parcels. This increases the overall cost of project due to multiple/ non-integrated infrastructure and adversely affects the competitiveness of such projects.

#### **II. Purpose/Objective:**

This policy addresses the issue where the public land i.e. Revenue Rasta being under active use and cannot be sold to the private property owner, is dividing the land parcel under same ownership, by granting easement for assessing and continuing services between the land parcels, for allowing optimum use of sites under the same use/ ownership, to the private property owners, simultaneously assuring that usages of the revenue rasta will not face hindrance and restriction.

#### **III. Applicability:**

1. The policy shall be applicable in all municipal areas in the State and shall come into force from the date of its notification.
2. The revenue rasta under this policy means any pathway or access road which is documented or delineated in Government revenue record. The policy shall be applicable on revenue rasta with width upto 6 karam (10 metres).
3. This policy is applicable on the revenue rasta, only if the revenue rasta is not defunct i.e. not ending in the site of the applicant and cannot be sold to the applicant under the "Policy for Fixation of Market Rate of land in the State for All the Departments of the Government, Boards, Corporations, Panchayati Raj Institutions & Urban Local Bodies", notified on 25.11.2021.

**IV. Policy Parameters:**

1. The major parameters for deciding the applications are:
  - a. The permission shall be issued on road with width 6 karam (10 meters) or below.
  - b. The area of the total site shall be 1 acre and above, in view of the feasibility for creating the service infrastructure across the Rasta.
  - c. The setbacks of minimum 3 meters or as defined by the respective agency for allowing site usage, whichever is higher shall be followed.
  - d. For services/ infrastructure across the rasta, the structure shall have minimum depth as per the need of the structure considering the slope and topography. However, in no case the services (like sewerage, water supply, electricity line, Gas pipeline, etc.) laid along the road/rasta by any authority shall be disrupted/ damaged due to the structure.
  - e. In case of construction of subway:
    - i. The maximum width of the structure shall not be more than 12 meters.
    - ii. The maximum height of the whole structure (i.e. from its structural base to structural roof) shall not be more than 6 meters.
  - f. In case of construction of bridge, the width shall not be more than the width defined for the sub-way. However, the clear height of the bridge from the road surface shall not be less than 5.5 meters. In case of pedestrian use, the bridge shall be properly shaded. However, in no case, there shall be any view blockage towards the bridge user, to ensure safety.
  - g. In case more than one access points are required between the land parcels from the Revenue Rasta, then there shall be minimum distance of 50 meters between subways/ducts/bridges. This is not applicable in case of access is to be provided by way of bridge and subway separately.
  - h. In case of any junction on the revenue rasta, the bridge shall be 50 meters away from it.
  - i. The owner shall ensure proper light and ventilation, emergency exits in subways during its usage and shall ensure no unauthorized usage of the same. The bridges shall be properly lit in case of night usage.
  - j. The entries/ exits of subways/ duct/ bridges shall be protected from unauthorized usage.
  - k. The ducts/ subway/ bridge shall be certified by the structure engineer and the applicant shall submit the same while submitting the application.

**V. Procedure:**

1. The private property owner whose site/ land has been divided by active revenue rasta(s), shall apply to the concerned municipality for allowing construction of ducts/ subway/ bridges for connecting the divided land parcels for accessibility and services.
2. The applicant shall submit an application along with the scrutiny fees, consisting of following documents:
  - a. The site plan on the scale of 1:500 showing the site details, details of the revenue rasta(s) dividing the site.
  - b. The details of proposed structure(s) informing its purpose and services, along with its plan at the scale of 1:200.
  - c. The copy of ownership documents.
  - d. Structural certificate from a Structural Engineer defined in the HBC-2017, verifying the design of the proposed structure and certifying that the structure design is safe for public movements over it/through it and shall be able to carry its purpose.
  - e. All the drawing submitted shall at-least show: North direction, scale of the drawing, drawing numbers, line weights, key plan, dimensions, levels, 2-sections, 2-elevations and legend.
  - f. The copy of approval/ CLU/ license issued by the competent authority, if applicable.
3. The municipality shall examine the application per the given policy parameters and decide the application within 30 days from the date of receiving the application.
4. The municipality shall issue a Letter of Intent (LoI) informing the applicant that his application has been examined and found in order as per the Instructions and the applicant is required to comply with the followings:

- a. Deposit applicable easement charges.
- b. An affidavit confirming the followings:
  - (i). The applicant shall not claim any kind of rights over the revenue rasta except its usage as per the permission given under this policy.
  - (ii). In no case the revenue Rasta shall be obstructed for use of public and road users.
  - (iii). While construction of bridge/ duct/ subway, the applicant shall provide an alternate rasta/diversion to the public, through his site.
  - (iv). In case of any mishap caused by the structure or any unauthorized usage, the applicant shall be liable and will pay compensation to the affected parties.
  - (v). The applicant shall obtain completion certificate from the municipality before initiating its usage for the given purpose, failing which the applicant shall pay the fine as prescribed.
  - (vi). An indemnity bond, indemnifying the municipality and the Govt. from any hazard/ Incidents caused due to the structure.
5. The applicant shall comply with the Lol within 60 days of its issuance, failing which the Lol shall be deemed withdrawn and the applicant shall apply afresh with the scrutiny fees.
6. After the compliance of the Lol, the municipality shall issue permission to the applicant for constructing the proposed structure over/ under the revenue rasta within two years of issuance of the permission.
7. The applicant shall display the details and allowed usage of structure(s) in readable size for the general public. The display shall be installed at the location of the structure, within the property premises of the applicant and not on the RoW of the Rasta. For every structure, separate display shall be installed.
8. The applicant shall complete the construction of the proposed structure(s) within the given time and shall apply to the municipality for issuance completion certificate for the structure(s) along with the structure safety certificate from the Structural Engineer defined in the HBC-2017, certifying that the structure is complete and is safe for use for next 25 years.
9. The municipality shall examine and decide the application within 15 days from the date of receiving the application.
10. The permission given shall be valid for the period of 25 years.

#### **VI. Fees/Charges:**

1. The scrutiny fees shall be Rs. 1000 per structure. (Non-refundable)
2. The Easement Charges @ 5% of agriculture collector rate per sq. mtrs., per annum, applicable on total area covered under or over the RoW of Revenue Rasta, for a period of 5 years. The applicant has to submit these charges in every five years, failing which the applicant shall be liable to pay applicable fees with interest @15%.
3. The applicant shall get the permission revalidated after 25 years along with structural safety certificate of the structure and applicable Easement charges.
4. The penalty for not obtaining the completion certificate within the given time period shall be Rs. 50,000 per structure per annum.

#### **VII. Enforcement:**

1. The municipality shall have rights to withdraw the permission any time in public interest or any immediate need of the municipality, after giving time period of 3 months. The municipality shall direct the applicant/ permission holder to dismantle the structure constructed by him, if so wants.
2. The municipality shall reserve its right to cancel the given permission after noticing any violations/ misuse or any immediate need of the municipality. However, the applicant shall be given hearing before cancelling the permission.
3. The municipality shall audit the permitted structure(s) in every five years and shall issue notice to the applicant if any discrepancy is found.

VIKAS GUPTA,  
Commissioner and Secretary to Government Haryana,  
Urban Local Bodies Department.