

**Instructions relating to Registration of sale deeds of Residential/
Commercial / Industrial Plots**

1. Honourable High Court has recently directed not to register plots in any unauthorised colony. Before registering a plot the court has said an NOC must be taken from HUD or LG as the case may be. In a meeting with FCR today it was decided that a list of licensed, approved and regularised colonies with their layouts will be uploaded on the website so as to simplify the procedure of giving the NOC, which will virtually stand automated with it. NOCs already issued as per policy of regularisation of colonies will remain valid.
2. No plots will be individually regularised henceforth, unless the boundary of the colony and ownership details of agricultural land falling therein has been duly verified for the entire colony and thereafter the layout plan of plots carved in it.
3. The license is a safeguard for plot buyers as after a license is issued to a colony the base khasra numbers extinguish and the new plot numbers emerge. Therefore sale deeds with small shares in khasra numbers of agricultural land that actually tantamount to selling an unauthorised colony must not be entertained for registration by government. Such sale deeds which are hard to verify on ground for a common man often lead to frauds. NOC must not be issued in such cases.
4. In licensed colonies, the record of ownership must be maintained by respective authorities eventually (which at present is being done by developers), as in rural areas it is done by Revenue Administration and in Municipal Areas by MCs.

Needful in this regard may be done within a month.

dhive
PS HUD
26.8.2021

All CAs
Copy to: FCR

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