

From

Additional Chief Secretary to Government,
Haryana, Town & Country Planning Department,
Chandigarh

To

Director General,
Town & Country Planning,
Haryana, Chandigarh

Memo No. 8/2/2016-2TCP

Date: 11-02-2016

Subject: Indexation Mechanism for calculation of EDC for various potential zones in the State.

The Governor of Haryana is hereby pleased to finalise a revised policy for calculation of External Development Charges with effect from 1st January, 2016.

The following indexation mechanism shall be adopted for calculation of External Development Charges for Low, Medium and High Potential Zone with effect from 1st January, 2016:-

Sr no.	Potential Zones	Index
1	Hyper: Area forming part of the development plan of Gurgaon-Manesar Urban Complex	1.0
2	High-I: Areas forming part of development plan of Faridabad-Ballabhgarh Urban Complex, Part of Sohna Development Plan falling in Gurgaon District, Areas forming part of development plan of Gwal Pahari.	0.90
3	High-II: Periphery Controlled Areas of Panchkula, Sonipat-Kundli Urban Area Complex & Panipat.	0.70
4	Medium: Areas forming part of development plan of Karnal, Ambala, Kurukshetra, Bahadurgarh, Hisar, Rohtak, Rewari, Bawal, Palwal, Yamuna Nagar- Jagdhari, Dharuhera, Prithla, Ganaur, Hodal, the Urban Areas declared under clause (o) of Section 2 of the Haryana Development and Regulation of Urban Areas Act, 1975 (8 of 1975) to cover the Controlled Areas declared under the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (Punjab Act 41 of 1963) in Faridabad District (excluding the Controlled Areas of Faridabad-Ballabhgarh Complex), and Oil Refinery Panipat (Baholi) in Panipat District	0.60
5	Low-I: Bhiwani, Fatehabad, Jind, Kaithal, Mahendergarh & Narnaul, Sirsa and Jhajjar.	0.50
6	Low-II: Gharaunda, Hansi, Assandh, Indri, Naraingarh, Narwana, Nilokheri-Taraori, Ratia, Shahbad, Tohana, Talwandi Rana and any other town not appearing in any of the potential zones	0.40

Methodology:

- i. For the purpose of calculation of EDC for High, Medium and Low Potential towns, the EDC determined for Gurgaon Manesar Urban Complex for the corresponding year shall be taken as base EDC and multiplied with the above indexation factors.
- ii. The proposed EDC rates calculated on the basis of above referred indexation, based on 2015 year levels, shall be effective from 01/01/2016 for the period upto 31/03/2019. Thus, EDC rates shall be frozen at 2015 levels for 3 years 3 months standing from 01.01.2016 thereby giving moratorium period to all colonizers. Thereafter, the EDC would be recalculated based on financial year basis instead of the current calendar year basis.

- iii. EDC instalments/liabilities which had become due before 01/01/2016 for the existing licencees shall be paid as per rates prevailing at the time of grant of licence.
- iv. EDC instalments which will become due after 01/01/2016 shall be, however, reworked on the basis of aforesaid proposed EDC rates i.e. in case if in any licence only 20% of EDC is due as on 01.01.2016 as per EDC calculated at the time of grant of licence, then in the revised schedule of EDC calculated on the new pattern, relaxation to the extent of only balance 20% as per the re-calculated EDC shall be allowed.
- v. In licence cases already issued, wherein the instalments of originally fixed EDC are due even after 31.12.2015 but the principal/ original EDC amount is less than the proposed EDC amount due to indexation, then, the balance EDC dues shall continue to be recovered from such licencees as per the original EDC schedule.
- vi. Multiplication factors being used at present for determining EDC rates for group housing, commercial, industrial use shall continue to be used for determining EDC rates for different uses on the basis of above referred indexation as under:-

S. No.	Type of colony	Multiplication factor
1	Residential Group Housing Colony for 400 PPA	4.0
2	Residential Group Housing Colony for 300 PPA	3.0
3	Commercial use with 1.5 FAR	4.0
4	Commercial use with 1.75 FAR	4.67
5	Industrial use with 0.75 FAR	1.0
6	Industrial use with 1.25 FAR	1.67
7	Industrial use-IT with the 2.5 FAR	3.34

In order to enable implementation of the policy as above, action pertaining to amendment in statutory provisions be undertaken immediately and necessary calculations of EDC rates for High-I, High-II, Medium, Low-I and Low-II Potential Zone may be prepared.

Sd/-
(ARUN KUMAR GUPTA)
Secretary

for: Additional Chief Secretary to Government
Haryana, Town & Country Planning Department,