

HARYANA URBAN DEVELOPMENT AUTHORITY

**No. HUDA-Acctts-Acctt-I-2002/-16493-16518
07-2002**

Dated: 08-

To

1. All the Administrators
HUDA (In the State)
2. All the Estate Officer's
HUDA (In the State)
3. The Additional Director,
Urban Estate Panchkula
4. The Chief Engineer,
HUDA Panchkula
5. The Addl. Chief Engineer,
HUDA Panchkula
6. The Chief Town Planner,
Haryana, Chandigarh
7. The Chief Town Planner,
HUDA, Panchkula

Subject: Fixation of External Development Charges in cases of released/ Change of land use.

Please refer to this office letter Nos. HUDA-Acctts-96/22860-72 dated 14-08-1996 and HUDA-Acctts-SO-I-2002/851-76 dated 15-1-2002 on the subject cited above.

It is intimated here that matter regarding charging of development charges in cases of released land and change of land use was under the active consideration of the Department and an agenda was place before the Authority in its 85th meeting held on 26-06-2002. After detailed deliberations the following decisions have been taken thereon: -

1. **For change of land use cases falling in the agricultural/ rural zone as per the Draft/ Final Development plans of the controlled areas.**

It has been decided that external development charges may not be charged in the cases of change of land use allowed in the agricultural zone. In such cases, it should be specified that after the plan area is extended to agricultural zone at a future date and HUDA provides services, EDC would be chargeable if any services are availed by the units there.

2. **Mode of recovery of external development charges in the case of change of land use only.**

In cases of change of land use the external development charges be recovered as follows:

10% of the external development charges will be recovered at the time of grant of permission of CLU and balance 90% in installment as given below:

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- i) 40% of amount of EDC will be recovered at the time when sector is acquired by HUDA in which the said area of change of land use falls.
- ii) 50% amount will be recovered in four equal annual installment alongwith 15% interest per annum.
- iii) An affidavit will be taken from parties for making the payment as per the above said schedule failing which permission of change of land use will be cancelled.
- iv) In such cases i.e. in the cases of change of land use internal development charges (IDC) will continued to be recovered as per previous instructions issued by this office vide letter no. 22860-72 dated 14-8-1996.
- v) In such cases i.e. in the case of change of land use the rate of external development charges/internal development charges shall remain the same as communicated vide this office letter No. 22860-72 dated 14-8-1996. Needless to mention here that rate of EDC/ IDC will be updated as per the above instructions dated 14-8-1996.

3. **Review of Development Charges in respect of released land only: -**

In the case of released land it has been decided that full development charges as intimated vide this office letter No. 22860-72 dated 14-8-1996 may not be charged. In such cases it has been decided that internal development charges (IDC) may not be charged and external development charges may be recovered at the following rates:

Sr. No	Size of land	Zone	Rates of EDC
1	Upto 75 Sq. Yard	In all three zones	Rs. 100/- per Sq. Yard
2	From 75 to 500 Sq. Yards	High Potential zone Medium Potential Zone Low Potential Zone	Rs. 150/- per Sq. Yard Rs. 125/- per Sq.

			Yard Rs. 100/- per Sq. Yard
3	More than 500 Sq Yards	High Potential zone Medium Potential Zone Low Potential Zone	Rs. 200/- per Sq. Yard Rs. 175/- per Sq. Yard Rs. 150/- per Sq. Yard

These development charges will be recovered as follows: -

- i) 25% before the land is released.
- ii) 75% in six annual installments alongwith 10% interest per annum.

These facilities will also be given to the old cases where beneficiaries have not paid the development charges or have partly paid the development charges which will be adjusted against the amount recoverable as per the above said rates.

These development charges will be valid upto 31-12-2002 after which simple interest @ 10% will be added per annum.

Chief Controller of Finance,
For Chief Administrator,
HUDA Panchkula