

**HARYANA URBAN DEVELOPMENT AUTHORITY SEC-6, PANCHKULA.**

**No. HUDA.CCF.ACCTT-I-2013/-6274**

**DATED : 5/2/2013**

To

The Director General,  
Town & Country Planning Department,  
Haryana, Chandigarh.

**Subject: Fixation of External Development Charges in respect of Urban Estate, Dharuhera.**

Please refer to the subject cited above.

Hon'ble C.M. Haryana cum Chairman, HUDA has approved the EDC charges in respect of Urban Estate, Dharuhera, for the calendar year 2013, as follows:-

1. EDC chargeable for residential plotted development/colonies	₹ 73.26 lacs per gross acre
2. EDC chargeable from Group Housing Scheme	₹ 293.05 lacs per gross acre
3. EDC chargeable for commercial area with FAR of 1.75	₹ 343.13 lacs per gross acre
4. EDC chargeable to Industrial Area	₹ 122.34 lacs per gross acre

These rates are applicable for the calendar year 2013 which will further be made applicable for next three years i.e. upto 2016 by increasing the same @ 10% p.a. every year on compoundable basis after which review of EDC may be undertaken. The EDC worked out on the review basis or on the basis of increasing the same by 10% p.a. on compoundable basis whichever is higher may be charged for the calendar year 2017. On the same pattern, the EDC may be charged from the calendar year 2006 (in which the first licence was granted) after decreasing the same by 10% p.a. every year on compoundable basis. The above said rates are subject to the following terms & conditions:-

- i. The recovery of External Development Charges shall be done either in lump-sum within 30 days from the date of grant of licence or in eight equal six monthly installments of 12.5% each. First Installments shall be payable within a period of thirty days from the grant of licence.
- ii. The balance amount of External Development Charges would carry an interest of 15% per annum and in case of any delay in the payment of the installment on the due date, an additional penal interest of 3% per annum (making the total payable interest as 18% per annum) would be chargeable upto a period of three months and for an additional three months with the permission of DGTCP. In case the payment is not made within the extended period, action may be taken to cancel the licence due to non payment of EDC charges.
- iii. In respect of old licences where the schedule of payment has not been exhausted, the EDC shall be recovered in ten six monthly installments instead of 8 six monthly installments in the case of plotted areas/Group Housing Areas.
- iv. In respect of recovery of EDC from commercial areas where schedule of payment has not been exhausted, the period of recovery will be extended from the present 8 quarterly installments to 12 quarterly installments.
- v. In such cases, the entire schedule of payment will have to be re-worked as if they were to be paid in ten six monthly installments right from the beginning instead of eight six monthly installments. However, if any, excess amount is found to be paid because of the above-rescheduling, it may be counted for in the next due

- installments. In case any excess amount, if found after exhausting all the dues, in that case excess amount may be refunded.
- vi. As far as old licences are concerned (i.e. licenses granted before the intimation of these EDC rates by HUDA to DGTCP), the cut of date may be taken as the date of conveying these final rates of EDC to DGTCP for rescheduling the installments and charging of interest thereon the deferred/delayed payment of installments etc. as per decision taken in the meeting held on 09.07.2013 under the Chairmanship of DGTCP.
  - vii. For future licenses the recovery of EDC shall be done either in lump-sum within 30 days from the date of grant of licenses or within 5 years in six monthly installments of 10% each. First installment shall be payable within a period of 30 days from the grant of license. Similarly, in the case of commercial licenses & IT licenses the recovery of EDC shall be done either in lump sum within 30 days from the date of issue of licenses or in 12 quarterly installments.
  - viii. The balance amount of EDC would carry an interest as decided by the Authority from time to time. The present rate of interest of the balance amount of EDC is 12% p.a. compounded annually. In the case of any delay in the payment of installment on the due date, an additional penal interest will also be charged as decided by the Authority from time to time. Presently the rate of additional penal interest is 3% p.a. making total payable interest @ 15% p.a. compounded annually. The delay in payment of installments would be allowed for a period of 3 months and for additional 3 months with the permission of DGTCP. In case payment is not made within extended period action may be taken to cancel the licence due to non payment of EDC.
  - ix. In case the Authority executing external development works complete the same before the due date and consequently requires the charges for the same, the Director, Town and Country Planning Haryana Chandigarh shall be empowered to call the colonisers to pay the external development charges before the completion of the due date and the colonizer shall bound to do so.
  - x. Any award/enhanced compensation over and the land cost taken in the EDC estimates shall be payable extra as decided by the Authority from time to time.
  - xi. The colonizers will arrange the electric connection from outside source for electrification on their colonies form UHBVN/DHBVN and make payments. If necessary Director General, Town and Country Planning will recover the cost from the colonisers and deposit with UHBVN/DHBVN.
  - xii. In case the colonisers asks for a completion certificate before the payment of EDC, they would have to first deposit the entire External Development charges and only thereafter the grant of completion certificate would be considered.
  - xiii. No external Development Charges would be received from the EWS/LIG categories of allottees.

**(S.C. Kansal)**

Chief Controller of Finance,  
for Chief Administrator, HUDA  
Panchkula

**Endst. No. HUDA.CCF.Acctt-I-2013**

**Dated**

A copy is forwarded to Chief Engineer-I, HUDA, Panchkula for information and necessary action please.

**(S.C. Kansal)**

Chief Controller of Finance,  
for Chief Administrator, HUDA  
Panchkula