

## HARYANA URBAN DEVELOPMENT AUTHORITY

No. HUDA-Acctts. SO-I-2002/-851-76

Dated: 15-01-2002

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 EDC in cases of released/ change of land use.

Please refer to the subject cited above.

The authority in its 68<sup>th</sup> meeting held on 18-7-1996 has approved the policy of charging of development charges of released land and cases of change of land use in the urban estate/ controlled area for residential/ industrial purposes and on the basis of decision taken in the meeting instructions vide letter No. 22860-72 dated 14-8-1996 were issued.

At that time the development charges in cases of released land/ change of land use for commercial/ religious/ intuitional/ petrol pumps etc purposes were not decided. Now the Authority in its 83<sup>rd</sup> meeting held on 06-12-2001 vide agenda item A-83 (Suppl-9) has approved the following policies / guidelines of charging of development charges:

1. **FOR CHANGE OF LAND USE CASES FALLING IN THE AGRICULTURAL/ RURAL ZONE AS PER THE DRAFT/ FINAL DEVELOPMENT PLANS OF THE CONTROLLED AREAS:**

The beneficiaries to whom the change of land use permission is granted for various purposes in the Agricultural/ Rural Zone are also availing the benefits of the External Development Works like the Town level facilities of major circulation Roads, stadiums, hospitals, colleges Crematoriums Town parks etc. being provided by HUDA in the nearby urbanizable areas. Since the change of land use holders avail the parts of the

external development works, they should also proportionately contribute towards the payment of external development charges provided by HUDA. Therefore, the external development charges @ of 25% of the respective rates for the particular land use will be recovered from the owners to whom the change of land use permission will be granted in the agricultural/ rural zone. The balance external development charges of the 75% will be recovered from those change of land use holders in case of the extension of the Urbanizable limits and HUDA provides the remaining services in future in the area. In case the sites of change of land use are located near the Urbanizable limits, the owner can avail the external services of HUDA by paying the entire external development charges at the respective rates. However, the owner himself will bear the cost of external development works required to be laid down for connecting the services from the sites of the owner to the services of HUDA available nearby in the Urbanizable area.

**2. PERTOL PUMP:**

The development charges for petrol pumps shall be recovered at the rates applicable for commercial sites.

**3. SCHOOL SITES:**

The development charges for the school sites educational institutions shall be recovered at the rates applicable for residential sites.

**4. DEVELOPMENT CHARGES OF RELEASED LAND/ CHANGE OF LAND USE ALLOWED FOR COMMERCIAL PURPOSE:**

It was decided that in urban estate, Gurgaon and Faridabad the same external development charges which are applicable to the Group Housing scheme having the density of 400PPA shall be charged from the cases of released land and change of land use allowed for commercial purposes in these Urban Estates which are given as follows valid upto 31-12-2002. There charges may be updated every calendar year by adding 10% compound interest.

Sr. No	Name of the Urban Estate	EDC for 400 PPA
1	Gurgaon	Rs. 63.98 lacs per gross acre
2	Faridabad	Rs. 65.23 lacs per gross acre

In respect of other Urban Estates the following development charges shall be charges: -

1	High Potential Zone	Same rate shall be charged as in the
---	---------------------	--------------------------------------

		case of U/E Gurgaon
2	Medium Potential Zone	75% of the rate shall be charged as in the case of U/E Gurgaon
3	Low Potential Zone	50% of the rate shall be charged as in the case of U/E Gurgaon

However, these are the purely adhoc/ tentative rates and final rates will be charged on the actual basis.

**5. DEVELOPMENT CHARGES IN RESPECT OF LAND RELEASED/ CHANGE OF LAND USE ALLOWED FOR RELIGIOUS PURPOSE:**

15% of the development charges communicated for residential shall be charged in case of land released/ change of land use is allowed for religious purposes.

**6. DEVELOPMENT CHARGES FOR RELEASED LAND/ CHANGE OF LAND USE ALLOWED DUE TO INCREASE IN FAR FOR INDUSTRIAL AREA:**

The EDC for the industrial area will be increased proportionately in proportion to the FAR for various urban estates are enclosed herewith which may be charged for industrial areas. These charges are valid upto 31-12-2002 which may be updated every year by adding 10% compounding interest. However the internal development charges may be worked out on actual basis so that the same are recovered from the beneficiaries want to take the sewerage/ water supply connection etc whichever is earlier.

The other terms and conditions shall remain the same as communicated in this regard from time to time.

Chief Controller of Finance,  
For Chief Administrator,  
HUDA Panchkula