

HARYANA URBAN DEVELOPMENT AUTHORITY

NO. HUDA.CCF.ACCTT-I-2010/-44973

DATED : 23/11/10

To

The Director,
Town & Country Planning Deptt.,
Haryana, Chandigarh.

Subject: Fixation of External Development Charges for Urban Estate Gurgaon..

Please refer to this office memo no. HUDA.CCF.Acctt-I-2010/26813 dated 2.7.10 vide which the rates of EDC in respect of U.E. Gurgaon for the year 2009 were conveyed to you as follows:-

i)	Plotted development	Rs. 59.27 lacs per gross acre
ii)	Group Housing with 300 density	Rs. 177.81 lacs per gross acre
iii)	Group Housing with 600 density	Rs. 237.08 lacs per gross acre
iv)	Commercial area including neighbourhood shopping area (with 1.5 FAR).	Rs. 237.08 lacs per gross acre

The developers have represented against the above EDC on the following points-

1. The decision taken in the meeting held on 10.1.09 and 14.7.09 under the Chairmanship of Hon'ble C.M.Haryana have not been incorporated in the terms & conditions.
2. The low cost affordable housing has been taken at 4 times than the normal EDC whereas it should be 3 times of the normal EDC to boost low cost affordable housing in the State.
3. The FAR of commercial sites is 1.75 whereas the EDC has been worked for FAR of 1.5.

The above said points were examined and recommendations were submitted for the approved of competent authority. The competent authority has approved the recommendations according to which revised rates of EDC and revised terms & conditions are given below:-

1.	Plotted development	Rs. 58.76 lacs per gross acre
2.	Normal GHS with 300 density	Rs. 176.28 lacs per gross acre
3.	Group Housing Scheme for low cost affordable housing with 600 density.	Rs. 176.28 lacs per gross acre
4.	Commercial area including neighbourhood shopping area with FAR 1.75.	Rs. 274.41 lacs per gross acre

These rates are applicable for the calendar year 2009 which will further be made applicable for the next 3 years i.e. upto the calendar year 2012 by increasing the same @ 10% every year on compoundable basis. On the similar pattern, the EDC may be made applicable from 11.07.2006 i.e. when the new development plan of Gurgaon Manesar Urban complex 2021 AD was notified by reducing the same @ 10% p.a. every year on compoundable basis.

This will be subject to the following terms & conditions:-

- i) In respect of old licenses where the schedule of payment has not 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.
- ii) 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.
- iii) 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 is found after exhausting all the dues, in that case excess amount may be refunded.
- iv) As far as old licenses are concerned i.e. licenses granted before 10.1.2009, the cut of date may be taken as 10.1.2009 for rescheduling the installments and charging of interest thereon the deferred/delayed payment of installments etc. as well as moratorium period granted in respect of payment of enhanced EDC.
- v) In respect of licenses issued after 10.1.09, the recovery of EDC shall be done either in lump-sum within 30 days from the date of grant of license 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 issued after 10.1.09, 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.
- vi) In respect of licenses issued after 10.1.09 the balance amount of EDC would carry an interest @12% per annum and in case of any delay in the payment of installment on the due date an additional penal interest @3% per annum (making the total payable interest as 15% per annum) would be chargeable upto the period of 3 months and for additional 3 months with the permission of DTCP. In case payment is not made within extended period, action may be taken to cancel the license due to non payment of EDC.
- vii) 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 colonizers to pay the external development charges before the completion of the due date and the colonizer shall bound to do so.

- viii) Any award/enhanced compensation over and above the land cost taken in the EDC estimates shall be payable extra as decided by the Authority from time to time.
- ix) The colonizers will arrange the electric connection from outside source for electrification of their colonies from UHBVN/DHBVN and make payment, if any, direct to UHBVN/DHBVN. If they fail to provide electric connection from UHBVN/DHBVN, the Director, Town and Country Planning will recover the cost from the colonizers and deposit with UHBVN/DHBVN.
- x) In case the colonizers 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.
- xi) No external Development Charges would be recovered from the EWS/LIG categories of allottees.
- xii) The reduced EDC will be passed on to the plot holders.

This will supercede the earlier letter issued vide Memo.No. HUDA-CCF-Acctt-I-2010/26813 dated 02.07.2010.

(S.C. Kansal)
Chief Controller of Finance
for Chief Administrator, HUDA
Panchkula.