

From

Financial Commissioner & Principal Secretary to Govt. Haryana,
Town & Country Planning Department.

To

1. Director, Town & Country Planning, Haryana, Chandigarh.
2. Chief Administrator, HUDA, Sector-6, Panchkula.

Memo No.PF-37/5/32/09-2TCP

Dated: Chandigarh, the 20.12.2010

Subject: Recovery of External Development Charges (EDC) from colonizers in Medium and Low Potential Zone.

Ref. In continuation of this office memo No. LC-902/5/32/09-2TCP, dated Chandigarh, the 4.5.2010 and LC-902/5/32/09-2TCP, dated Chandigarh, the 27.8.2010.

The Government has received representation regarding granting waiver of payment of EDC as a pre-condition for renewal of licenses. The matter has been deliberated and in order to promote development in Medium and Low Potential zones, the Govt. had taken a decision to give option to the colonizers to pay the EDC after finalization of the EDC rates (wherever, these have not been finalized) in the Low/Medium Potential Zones. However, they were required to give a Bank Guarantee equivalent to 25% of the cost of EDC as presently being made applicable. The Governor of Haryana is pleased to convey following modification/revision:-

- i) Consequent upon sale/transfer of plots/flats in a licensed colony, wherever the colonizer has collected the EDC, no concession to delay the payment can be granted. Therefore, the colonizer should immediately deposit the EDC wherever collected from plot/flat holders. In case of default, action will be taken as per Rule/Law.
- ii) Wherever the colonizer has not charged the EDC from allottee, he shall submit an undertaking to the Department to this effect. He will also insert a condition in sale purchase agreement that EDC will be paid by the allottee to the Govt. directly if so directed by the Director, Town & Country Planning Department.
- iii) The cutoff date prescribed in the letter under reference is extended from 15.9.2010 to 31.01.2011.
- iv) Colonizer shall submit the copies of undertaking/agreement with allottees, statement of Bank Accounts in compliance of Rule 24, 26, 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976.
- v) Bank Guarantee equivalent to 25% of EDC rates duly conveyed at the time of grant of licence, shall be deposited for licensed colonies located in Medium & Low Potential Zones, where External Development Works (EDW) cannot be provided within a period of three years.
- vi) The colonizer will be granted benefit of interest on the amount already paid as decided by HUDA till such date the EDC is finally decided and conveyed. The colonizer will be liable to pay the remaining payment as per schedule.

- vii) In all the cases referred above, part completion certificate/completion certificate shall be granted after payment of finally conveyed EDC. In case of multi storey and integrated complexes like Group Housing Colony, Commercial Colony and IT Park, the occupation certificate shall also be granted after payment of the finally conveyed EDC.

Superintendent,
for Financial Commissioner and Principal Secretary to Govt. Haryana,
Town and Country Planning Department.

Endst. No PF-37/5/32/09-2TCP

Dated: 20.12.2010

A copy is forwarded to Senior Secretary, Hon'ble CM, Haryana for kind information of the Hon'ble CM, Haryana.

Superintendent,
for Financial Commissioner and Principal Secretary to Govt. Haryana,
Town and Country Planning Department.

Endst. No. PF-37/5/32/09-2TCP

Dated: 20.12.2010

A copy is forwarded to PS to PSCM, Haryana for kind information of the PSCM, Haryana.

Superintendent,
for Financial Commissioner and Principal Secretary to Govt. Haryana,
Town and Country Planning Department.

Endst. No PF-37/5/32/09-2TCP

Dated: 20.12.2010

A copy is forwarded to Chief Accounts Officer (HQ), O/o Director, Town & Country Planning, Haryana, Chandigarh.

Superintendent,
for Financial Commissioner and Principal Secretary to Govt. Haryana,
Town and Country Planning Department.