

HARYANA URBAN DEVELOPMENT AUTHORITY, PANCHKULA.

No. HUDA-CCF-Acctt-I-2011/24224

Dated: 14.7.2011

To

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

Subject:- Fixation of EDC for various urban estates

Please refer to your Note No.87/2011 dated 8.7.2011 on the subject noted above.

2. The EDC of following various urban estates have been finalized and communicated to your office:-

1. **Urban Estate Agroha(for the calendar year 2010)**

1. EDC chargeable for residential plotted development/ colonies. Rs. 49.08 lacs per gross acre
2. EDC chargeable from Group Housing Scheme. Rs.196.32 lacs per gross acre
3. EDC chargeable for commercial area with FAR of 150 Rs.196.32 lacs per gross acre

2. **Urban Estate Jind (for the calendar year 2010)**

1. EDC chargeable for residential plotted development/colonies. Rs.65.12 lacs per gross acre
2. EDC chargeable from Group Housing Scheme. Rs.260.48 lacs per gross acre
3. EDC chargeable for commercial area with FAR of 150 Rs.260.48 lacs per gross acre

3. **Urban Estate Dadri(for the calendar year 2010)**

1. EDC chargeable for residential plotted Development/ colonies. Rs. 60.50 lacs per gross acre
2. EDC chargeable from Group Housing Scheme with FAR 150 Rs. 242.00 lacs per gross acre
3. EDC chargeable for commercial area with FAR of 150 Rs. 242.00 lacs per gross acre

4. EDC chargeable to Industrial Area @ 1 time (for FAR0.75) Rs. 60.50 lacs per gross acre

4. **Urban Estate Fatehabad(for the calendar year 2010)**

1. EDC chargeable for residential plotted Rs. 69.45 lacs per gross acre

- Development/ colonies.
2. EDC chargeable from Group Housing Scheme with FAR 150 Rs. 277.80 lacs per gross acre
 3. EDC chargeable for commercial area with FAR of 150 Rs. 277.80 lacs per gross acre
 4. EDC chargeable to Industrial Area @ 1 time (for 0.75 FAR) Rs. 69.45 lacs per gross acre
 5. **Urban Estate Sirsa(for the calendar year 2010)**
 1. EDC chargeable for residential plotted Development/ colonies. Rs.53.40 lacs per gross acre
 2. EDC chargeable from Group Housing Scheme with FAR 150 Rs.213.60 lacs per gross acre
 3. EDC chargeable for commercial area with FAR of 150 Rs.213.60 lacs per gross acre
 4. EDC chargeable to Industrial Area (one time 0.75 FAR). Rs.53.40 lacs per gross acre
 6. **Urban Estate Kurukshetra(for the calendar year 2010)**
 1. EDC chargeable for residential plotted Development/ colonies. Rs.55.60 lacs per gross acre
 2. EDC chargeable from Group Housing Scheme with FAR 150 Rs.222.40 lacs per gross acre
 3. EDC chargeable for commercial area with FAR of 150 Rs.222.40 lacs per gross acre
 4. EDC chargeable to Industrial Area (one time FAR 0.75). Rs.55.60 lacs per gross acre
 7. **Urban Estate Hissar(for the calendar year 2010)**
 1. EDC chargeable for residential plotted Development/ colonies. Rs.59.10 lacs per gross acre
 2. EDC chargeable from Group Housing Scheme with FAR 150 Rs.236.40 lacs per gross acre
 3. EDC chargeable for commercial area with FAR of 150 Rs.236.40 lacs per gross acre
 4. EDC chargeable to Industrial Area (one time FAR.75) Rs.59.10 lacs per gross acre
 8. **Urban Estate Taraori(for the calendar year 2010)**
 1. EDC chargeable for residential plotted Development/ colonies. Rs.46.77 lacs per gross acre
 2. EDC chargeable from Group Housing Scheme with FAR 150 Rs.187.08 lacs per gross acre
 3. EDC chargeable for commercial area with FAR of 150 Rs.187.08 lacs per gross acre

4. EDC chargeable to Industrial Area (one time FAR 0.75) Rs.46.77 lacs per gross acre
9. **Mansa Devi Complex (MDC)Panchkula (for the calendar year 2009).**
1. Rate for plotted development of Residential area per gross acre basis Rs.60.89 lacs per gross acre
2. Rate for GHS @ 4 times with FAR 175 Rs.243.56 lacs per gross acre
3. Rates for commercial @ 4.67 times with FAR 175 Rs.284.36 lacs per gross acre

10. Urban Estate Sonapat(for the calendar year 2010)

1. For plotted development Rs.44.71 lacs per gross acre
2. For Group Housing Scheme for 175 FAR Rs.178.84 lacs per gross acre
3. For commercial area including neighborhood FAR of 175 Rs.208.80 lacs per gross acre

11. Pinjore-Kalka Urban Complex(for the calendar year 2010)

1. EDC chargeable for residential plotted development/ colonies. Rs.77.60 lacs per gross acre
2. EDC chargeable from Group Housing Scheme with FAR 175 Rs.310.40 lacs per gross acre
3. EDC chargeable for commercial area with FAR of 175. Rs.362.40 lacs per gross acre

12. Urban Estate Gurgaon(for the calendar year 2009).

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

13. Urban Estate Rohtak(for the calendar year 2007)

1. For residential area plotted development. Rs.40.80 lacs per gross acre
2. EDC chargeable from Group Housing Scheme with FAR 175 Rs.163.20 lacs per gross acre
3. EDC chargeable for commercial area with FAR of 150 Rs.163.20 lacs per gross acre

14. Urban Estate Karnal(for the calendar year 2009)

1. Plotted development of Residential area Rs.33.50 lacs per gross acre
2. EDC chargeable from Group Housing Scheme with FAR 175(4 times) Rs.134.00 lacs per gross acre
3. EDC chargeable for commercial area with FAR of 150.(4 times) Rs.134.00 lacs per gross acre

15. Urban Estate Kaithal (for the calendar year 2010)

1. The EDC chargeable for residential plotted Rs. 58.95 lacs per gross acre

development/ colonies.

2. The EDC chargeable from Group Housing Scheme with FAR 150 Rs.235.80 lacs per gross acre
3. The EDC chargeable for commercial area with FAR of 150 Rs.235.80 lacs per gross acre
4. The EDC chargeable to Industrial area FAR 0.75 Rs.58.95 lacs per gross acre

16. Urban Estate Faridabad (for the calendar year 2009)

1. For Plotted development Rs.58.21 lacs per gross acre
2. For Group Housing Scheme with 400 density. Rs.232.84 lacs per gross acre
3. For Low Cost affordable housing with 600 density Rs.174.63 lacs per gross acre
4. For commercial area including Neighbourhood. Rs.271.84 lacs per gross acre

17. Urban Estate Narwana(for the calendar year 2011)

1. The EDC chargeable for residential plotted development/ colonies. Rs. 51.65 lacs per gross acre
2. The EDC chargeable from Group Housing Scheme with FAR 150 Rs.206.60 lacs per gross acre
3. EDC chargeable for commercial area with FAR of 150 Rs.206.60 lacs per gross acre
4. EDC chargeable to Industrial Area with FAR 0.75 Rs.51.65 lacs per gross acre

18. Urban Estate Tohana Town (for the calendar year 2011)

1. The EDC chargeable for residential plotted development/ colonies. Rs. 51.73 lacs per gross acre
2. The EDC chargeable from Group Housing Scheme with FAR 150 Rs.206.92 lacs per gross acre
3. EDC chargeable for commercial area with FAR of 150 Rs.206.92 lacs per gross acre
4. EDC chargeable to Industrial Area with FAR 0.75. Rs.51.73 lacs per gross acre

19. Urban Estate Hansi (for the calendar year 2011)

1. The EDC chargeable for residential plotted development/ colonies. Rs. 64.33 lacs per gross acre
2. The EDC chargeable from Group Housing Scheme with FAR 150 Rs.257.32 lacs per gross acre
3. EDC chargeable for commercial area with FAR of 150 Rs.257.32 lacs per gross acre
4. EDC chargeable to Industrial Area Rs.64.33 lacs per gross acre

20. Urban Estate Jagadhari(for the calendar year 2011)

1. The EDC chargeable for residential plotted development/ colonies. Rs. 51.40 lacs per gross acre
2. The EDC chargeable from Group Housing Scheme with FAR 150 Rs.205.60 lacs per gross acre
3. EDC chargeable for commercial area with FAR of 150 Rs.205.60 lacs per gross acre
4. EDC chargeable to Industrial Area with FAR .75 Rs.51.40 lacs per gross acre

21. Urban Estate Panipat(for the calendar year 2010)

1. The EDC chargeable for residential plotted development/ colonies. Rs. 53.19 lacs per gross acre
2. The EDC chargeable from Group Housing Scheme. Rs.212.76 lacs per gross acre
3. EDC chargeable for commercial area with FAR of 1.75 Rs.248.40 lacs per gross acre
4. EDC chargeable to Industrial Area with FAR .75 Rs.53.19 lacs per gross acre

22. Urban Estate Palwal (for the calendar year 2010.)

1. The EDC chargeable for residential plotted development/ colonies. Rs. 42.95 lacs per gross acre
2. The EDC chargeable from Group Housing Scheme. Rs.171.80 lacs per gross acre
3. EDC chargeable for commercial area with FAR of 1.75 Rs.200.58 lacs per gross acre
4. EDC chargeable to low cost Housing with 600 PPA. Rs.128.85 lacs per gross acre
5. EDC chargeable to Industrial Area FAR .75 Rs.42.95 lacs per gross acre

23. Urban Estate Shahabad (for the calendar year 2011)

1. The EDC chargeable for residential plotted development/ colonies. Rs. 50.58 lacs per gross acre
2. The EDC chargeable from Group Housing Scheme with FAR 150 Rs.202.34 lacs per gross acre
3. EDC chargeable for commercial area with FAR of 150 Rs.202.34 lacs per gross acre
4. EDC chargeable to Industrial Area FAR 0.75 Rs.50.58 lacs per gross acre

24. Urban Estate Panchkula Extension (for the calendar year 2009)

1. Rate for plotted development of Residential area per gross acre basis Rs.60.89 lacs per gross acre
2. Rate for GHS @ 4 times with FAR 175 Rs.243.56 lacs per gross acre
3. Rates for commercial @ 4.67 times with FAR 175 Rs.284.36 lacs per gross acre

3. The EDC of urban estates Jhajjar, Bahadurgarh, Sampla, Ambala, Indri, Rewari, Gohana, Sohna and Gawal Pahari are under process and in this regard meeting of the Committee has been fixed on 18.7.2011.

4. It is further intimated that in meeting held on 19.10.2010 under the Chairmanship of Financial Commissioner & Principal Secretary to Govt. Haryana, Town & Country Planning Department which was also attended by DGTCP, it was decided that the EDC of urban estates falling in the Low Potential Zone may be worked out as early as possible i.e. by 28.2.2011. Since the fixing of EDC for every separate urban estate may take long time, it was decided that average of EDC of Low Potential Zone area namely, Jind, Agroha, Taraori Fatehabad, Dadri, Sirsa be applied for other urban estates falling in the Low Potential Zone where EDC has not been worked out.

5. Similar, decision was taken in the Medium Potential Zone and it was decided that average of EDCs of 5 Medium Potential Zones namely, Karnal, Kurukshetra, Hissar, Panipat and Palwal may be taken for charging the EDC of urban estates falling in the Medium Potential Zone where EDC has not been worked out. The copy of minutes of the meeting circulated vide letter NJo.CCF.ACTT-I-20210/41814 dated 27.10.2010 are also enclosed for ready reference.

This is for your information and further necessary action please.

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