



To

- i. All Deputy Commissioners in the State.
- ii. All Commissioners, Municipal Corporation in the State.
- iii. All District Municipal Commissioners in the State.
- iv. All Senior Town Planners (Circle Officers) in the State.
- v. All District Town Planner in the State.
- vi. All Executive Officers/ Secretaries of Municipal Councils & Committees.

Memo No. DULB/CTP/2026/2211-2369

Dated: 01/04/2026

**Subject: Procedure of levy of External Development charges within the Municipal Limits.**

1. The Government has approved the following mechanism to levy External Development Charges (EDC) in Change of Land Use (CLU) cases on the pattern of Town & Country Planning (TCP) Department, Haryana:

| S.No. | Situation  | Procedure to Levy EDC  |
|-------|--|--|
| 1.    | Within Urbanizable zone, where the Sector has been developed *.  | <ul style="list-style-type: none"> <li>• If the site is located within Urbanizable zone and sector where the site falls is acquired and developed, then 10% EDC shall be paid at the time of grant of LOI, balance 40% of total EDC shall be payable at the time of approval of building plans or within six months of grant CLU permission, whichever is earlier and balance 50% EDC shall be payable at the time of grant of Occupation Certificate (OC) or within two years from date of CLU permission, whichever is earlier.</li> <li>• In such cases, the applicable 40% and 50% External Development Charges (EDC) shall be calculated at the rate prevailing at the time of issuance of the Letter of Intent (LOI). The rate mentioned in the LOI shall prevail till the CLU Permission is valid.</li> </ul> |
| 2.    | Within Urbanizable zone where the Sector has not been developed.<br>Or<br>Within Urbanizable zone where the Sector roads have been acquired and developed. | <ul style="list-style-type: none"> <li>• If the site is located within Urbanizable zone and sector has not been acquired and developed, the applicant is required to pay 10% EDC at the time of CLU permission and the balance 40% EDC shall be paid at the time when sector is acquired and balance 50% EDC shall be paid in four equal instalments along with 15% simple interest per annum.</li> <li>• In such cases, the applicable 40% and 50% External Development Charges (EDC) shall be calculated at the rate prevailing at the time of LOI.</li> </ul>   |
| 3.    | The site located in agriculture zone and abuts/ approach from the existing   | <ul style="list-style-type: none"> <li>• EDC shall not be charged and the condition mentioned at sr.no. 4 below shall be applicable in such cases.</li> </ul>  |

| S.No. | Situation   | Procedure to Levy EDC  |
|-------|---|--|
|       | development plan road developed from EDC.                 |  |
| 4.    | Site located in agriculture zone of the development plans | <ul style="list-style-type: none"> <li>• If the site of applicant is located in the agriculture zone, then the following condition may be inserted in the LOI and Permission letter:<br/> <p style="margin-left: 40px;">That applicant shall deposit 10% EDC as and when the land shall be included in the Urbanizable zone of the development plan, the balance 40% EDC shall be paid when the land in the sector shall be acquired by HSVP or any other Government agency and the balance 50% EDC shall be paid in four annual equal installments along with simple interest @ 15% per annum as per policy dated 08.07.2002.</p> </li> <li>• In such cases, the applicable 10%, 40% &amp; 50% External Development Charges (EDC) shall be calculated at the rate prevailing at the time when the applied site comes under the Urbanizable Zone.</li> <li>• Further, the applicant shall undertake to pay to the Director, as determined by him the proportionate charges towards EDC of the site as and when called upon by the Director to do so in this behalf accompanied by 15% simple interest per annum charged upon the delayed EDC payment.</li> </ul> |
| 5.    | For petrol pump within the Urbanizable zone.              | <ul style="list-style-type: none"> <li>• Applicant is required to deposit 10% payment of total EDC/Development charges payable at the time of grant of LOI, the balance 40% of total EDC payable shall be paid at time of approval of building plans or within six months of grant CLU permission, whichever is earlier and the balance 50% EDC shall be paid at the time of grant of Occupation Certificate or within two years from date of CLU permission, whichever is earlier.</li> <li>• In such cases, the applicable 40% &amp; 50% External Development Charges (EDC) shall be calculated at the rate prevailing at the time of issuance of the Letter of Intent (LOI), provided that the Change of Land Use (CLU) permission is valid.</li> </ul>   |
| 6.    | For petrol pump within Agriculture Zone                   | <ul style="list-style-type: none"> <li>• The applicant is required to give an undertaking that whenever the land comes under the Urbanizable zone of the development plan, the applicant shall deposit 10% of total EDC. The balance 40% EDC shall be paid when the land in the sector/ sector roads shall be acquired by HSVP or any Government agency and the balance 50% EDC in four annual equal instalments along with @ 15% simple interest per annum.</li> <li>• In such cases, the applicable 10%, 40% &amp; 50% External Development Charges (EDC) shall be calculated at the</li> </ul>  |

| S.No. | Situation | Procedure to Levy EDC   |
|-------|-----------|---|
|       |           | <p>rate prevailing at the time when the applied site comes under the Urbanizable Zone.</p> <ul style="list-style-type: none"> <li>• Further, the applicant shall undertake to pay to the Director, as determined by him the proportionate charges towards EDC of the site as and when called upon by the Director to do so in this behalf accompanied by 15% simple interest per annum charged upon the delayed EDC payment.</li> </ul> |

\* "Developed Sector" shall mean the definition as provided in the policy issued vide Memo No. PF-31/7/10/2012-2TCP dated 14th June, 2012.

2. Further, in the cases, where the Change of Land Use (CLU) permission has been granted prior to the implementation of EDC Policy dated 14.08.1996 or where the EDC made applicable but not demanded from the applicant in old CLU cases, the following procedure for levy of EDC is to be followed:

|    |  |
|----|--|
| A. | <p><b>CLU Granted before policy dated 14.08.1996 within Industrial zone:</b></p> <p>The applicable External Development Charges (EDC) shall be calculated at the rate mentioned in the policy dated 14.08.1996 and the applicant is liable to pay 15% simple interest per annum till date.</p>   |
| B. | <p><b>CLU Granted after policy dated 14.08.1996 and up to policy dated 08.07.2002:</b></p> <p>The applicable External Development Charges (EDC) shall be calculated at rate prevailing at the time of Final CLU Permission and the applicant is liable to pay 15% simple interest per annum.</p>   |
| C. | <p><b>CLU Granted after policy dated 08.07.2002:</b></p> <p>The applicable External Development Charges (EDC) shall be calculated at the rate mentioned in the prevailing policy and the applicant is liable to pay 15% simple interest per annum.<br/>Further, the mode of recovery of EDC in such cases shall be as per policy dated 08.07.2002.</p> |


3. Henceforth, the above mechanism to levy & recovery of EDC shall be followed with immediate effect.

o/c   
**Senior Town Planner,**  
 For Director General Urban Local Bodies Department,  
 Haryana, Panchkula.

Endst. Memo No. DULB/CTP/2026/2370

Date: 01/04/2026

A copy of the above is forwarded to the Director, Town & Country Planning Department, Haryana for information and necessary action.

o/c   
**Senior Town Planner,**  
 For Director General Urban Local Bodies Department,  
 Haryana, Panchkula.