

From

Additional Chief Secretary to Govt. Haryana  
Town and Country Planning Department.

To

1. The Director, Town and Country Planning,  
Haryana, Chandigarh.
2. The Director, Urban Local Bodies Department,  
Haryana, Panchkula.
3. The Chief Executive Officer.  
Gurugram Metropolitan Development Authority (GMDA), Gurugram.
4. The Chief Executive Officer.  
Faridabad Metropolitan Development Authority (FMDA), Faridabad.
5. The Chief Executive Officer.  
Sonapat Metropolitan Development Authority (SMDA), Sonapat.
6. The Chief Executive Officer.  
Panchkula Metropolitan Development Authority (PMDA), Panchkula.

Memo No. CLU/Misc-126+109/2024/7/6/2024-2TCP  
Dated: 08.02.2024

**Subject: Policy for levy of External Development Charges for grant of CLU permission to Religious and Social Charitable Institutions.**

*Reference: In supersession of all earlier policies/orders i.e. the policy issued vide memo no. 2370/M-126 dated 30.05.2008, order issued vide memo no. Misc.109-PA(B)/2014/28121 dated 12.12.2014, policy issued vide memo no AA-596/2016/8/1/2016-2TCP dated 19.01.2016 and policy issued vide memo no. Misc-126/2022/7/2/2022-2TCP Dated 28.01.2022.*

In order to motivate social and religious charitable institutions in the state of Haryana, the Government issued a policy dated 28.01.2022, whereby certain relaxations were granted viz-a-viz waving-off scrutiny fee, conversion charges being charged only on the covered area and External Development Charges (EDC) being charged on actual basis in urbanizable zone considering the extent of services availed and proportionate cost incurred by the concerned department in the area. No EDC is being charged in the agriculture zone.

2. Now, numerous representations have been received regarding the mechanism prescribed for levy of External Development Charges (EDC) because they have to approach various departments/agencies, which is a time-consuming and cumbersome process. Also the activities in such premises take place either in open area or under temporary sheds and a very small area is used for permanent structures.

3. Considering the above facts and the parameters of earlier policies, the Government, exercising the powers conferred under Section 11 of the Haryana Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, has decided to supersede all policies/instructions/orders issued in this regard in the past by conveys the following policy parameters for grant of change of land use permission for such institutions:-

- i. No scrutiny fee shall be charged on such institutions for change of land use permission.
- ii. For the sites situated in urbanisable zone of development plan, the EDC shall be charged @15% of residential rates on the covered area and no EDC shall be charged in agriculture zone.
- iii. Conversion charges shall be payable on the covered area only. However, the structures of prefabricated material shall not be considered as covered area for the purposes of calculation of conversion charges as well as of EDC. The composition fee shall also be charged accordingly.

4. The definition of religious and social charitable institutions for the purposes of this policy shall be as under:-

- i. Religious Charitable Institution- A non-profitable Institution involved in any religious or spiritual activity.
- ii. Social Charitable Institution- A non-profitable Institution run by a Registered Public Trust (having involvement of public at large and not family members) involved in any social activity like shelter for old age people, orphanage, De-addiction centres (नशा मुक्ति केंद्र), Kustha Ashram (कुष्ठ आश्रम), Nari Niketan (नारि निकेतन) etc.

Sd/-  
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Town and Country Planning Department.