

From

Additional Chief Secretary to Govt. Haryana,  
Haryana, Town & Country Planning Department,  
Chandigarh

To

Director,  
Town & Country Planning,  
Haryana, Chandigarh

Memo No.EDC-92/7/26/2024-2TCP

Date: 31.12.2024

**Subject: Revision of EDC Rates.**

This is in continuation of the earlier instructions issued vide memo No. 8/2/2016-2TCP dated 11.02.2016.

The matter has been considered in the meeting of Council of Ministers held on 28.12.2024 and it has been decided that:-

1. The existing rates of EDC shall be revised with an increase of 20% with effect from 01.01.2025, and;
2. In future, i.e. from 2026 onwards, the EDC rates shall increase by 10% every year w.e.f. 01<sup>st</sup> January of the year.

The EDC rates to be made effective from 01.01.2025 is enclosed as Annexure-I.

**Sd/-**

**(Amit Khatri, IAS)**

Special Secretary to Govt., Haryana  
Town & Country Planning Department.

Endst. No. EDC-92/7/26/2024-2TCP

Dated: 31.12.2024

A copy is forwarded to Secretary Council of Ministers, Haryana with reference to UO. No. 9/184/2024-2Cabinet dated 28.12.2024 for information please.

**Sd/-**

**(Amit Khatri, IAS)**

Special Secretary to Govt., Haryana  
Town & Country Planning Department.

## ANNEXURE-I

**EDC rate for different uses in various Urban Estates of Haryana calculated as per decision taken by the Council of Ministers  
in its meeting held on 28.12.2024**

Rates in Lacs per Gross acre										
Sr. No.	Urban Estate	EDC								
		Index	Rate for Plotted Residential Colony as on 01.01.2015	Rate as per Indexation Policy w.e.f. 01.01.2025						
				Plotted	Group Housing Policy for 400 PPA	Group Housing Policy for 300 PPA	Commercial user with 1.5 FAR	Commercial user with 1.75 FAR	Industrial use with 1.25 FAR	Industrial use-IT with the 2.5 FAR
Hyper Potential Zone										
1	Gurgaon	1	104.0963	124.916	499.664	374.748	499.664	583.358	208.610	417.219
High-I Potential Zone										
1	Faridabad	0.9	103.1283	112.424	449.698	337.273	449.698	525.022	187.749	375.497
2	Sohna	0.9	95.18	112.424	449.698	337.273	449.698	525.022	187.749	375.497
3	Gawal Pahari	0.9	104.0963	112.424	449.698	337.273	449.698	525.022	187.749	375.497
High-II Potential Zone										
1	Sonepat-Kundli	0.7	72.0071	87.441	349.765	262.324	349.765	408.350	146.027	292.054
2	Panipat	0.7	85.668	87.441	349.765	262.324	349.765	408.350	146.027	292.054
Medium Potential Zone										
1	Ambala	0.6	79.7753	74.950	299.798	224.849	299.798	350.015	125.166	250.332
2	Karnal	0.6	59.3505	74.950	299.798	224.849	299.798	350.015	125.166	250.332
3	Kurukshetra	0.6	89.5521	74.950	299.798	224.849	299.798	350.015	125.166	250.332
4	Bahadurgarh	0.6	79.7753	74.950	299.798	224.849	299.798	350.015	125.166	250.332
5	Hisar	0.6	95.1786	74.950	299.798	224.849	299.798	350.015	125.166	250.332
6	Rohtak	0.6	87.4588	74.950	299.798	224.849	299.798	350.015	125.166	250.332

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				Plotted	Group Housing Policy for 400 PPA	Group Housing Policy for 300 PPA	Commercial user with 1.5 FAR	Commercial user with 1.75 FAR	Industrial use with 1.25 FAR	Industrial use-IT with the 2.5 FAR
7	Rewari	0.6	79.7874	74.950	299.798	224.849	299.798	350.015	125.166	250.332
8	Bawal	0.6	79.78	74.950	299.798	224.849	299.798	350.015	125.166	250.332
9	Palwal	0.6	69.1757	74.950	299.798	224.849	299.798	350.015	125.166	250.332
10	Jagadhari/Y. Nagar	0.6	75.2499	74.950	299.798	224.849	299.798	350.015	125.166	250.332
11	Dharuhera	0.6	88.6446	74.950	299.798	224.849	299.798	350.015	125.166	250.332
12	Prithla	0.6	79.7874	74.950	299.798	224.849	299.798	350.015	125.166	250.332
13	Ganaur	0.6	79.78	74.950	299.798	224.849	299.798	350.015	125.166	250.332
14	Hodal	0.6	No Licence granted	74.950	299.798	224.849	299.798	350.015	125.166	250.332
15	Mangar Bahu	0.6	No Licence granted	74.950	299.798	224.849	299.798	350.015	125.166	250.332
<u>Low-I Potential Zone</u>										
1	Bhiwani	0.5	92.4319	62.458	249.832	187.374	249.832	291.679	104.305	208.610
2	Fatehabad	0.5	111.8524	62.458	249.832	187.374	249.832	291.679	104.305	208.610
3	Jind	0.5	104.8707	62.458	249.832	187.374	249.832	291.679	104.305	208.610

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				Plotted	Group Housing Policy for 400 PPA	Group Housing Policy for 300 PPA	Commercial user with 1.5 FAR	Commercial user with 1.75 FAR	Industrial use with 1.25 FAR	Industrial use-IT with the 2.5 FAR
4	Kaithal	0.5	94.9487	62.458	249.832	187.374	249.832	291.679	104.305	208.610
5	Mahendergarh	0.5	92.4319	62.458	249.832	187.374	249.832	291.679	104.305	208.610
6	Narnaul	0.5	92.4319	62.458	249.832	187.374	249.832	291.679	104.305	208.610
7	Sirsa	0.5	86.0068	62.458	249.832	187.374	249.832	291.679	104.305	208.610
8	Jhajjar	0.5	92.4319	62.458	249.832	187.374	249.832	291.679	104.305	208.610
Low-II Potential Zone										
1	Hathin	0.4	No Licence granted	49.966	199.866	149.899	199.866	233.343	83.444	166.888
2	Mewat	0.4	92.4319	49.966	199.866	149.899	199.866	233.343	83.444	166.888
3	Nuh	0.4	No Licence granted	49.966	199.866	149.899	199.866	233.343	83.444	166.888
4	Taoru	0.4	No Licence granted	49.966	199.866	149.899	199.866	233.343	83.444	166.888
5	Naraingarh	0.4	92.4319	49.966	199.866	149.899	199.866	233.343	83.444	166.888
6	Taraori	0.4	75.3346	49.966	199.866	149.899	199.866	233.343	83.444	166.888
7	Gharuanda	0.4	92.4319	49.966	199.866	149.899	199.866	233.343	83.444	166.888
8	Indri	0.4	92.4319	49.966	199.866	149.899	199.866	233.343	83.444	166.888
9	Assandh	0.4	92.4319	49.966	199.866	149.899	199.866	233.343	83.444	166.888
10	Shahbad	0.4	74.052	49.966	199.866	149.899	199.866	233.343	83.444	166.888
11	Hansi	0.4	94.1864	49.966	199.866	149.899	199.866	233.343	83.444	166.888

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				Plotted	Group Housing Policy for 400 PPA	Group Housing Policy for 300 PPA	Commercial user with 1.5 FAR	Commercial user with 1.75 FAR	Industrial use with 1.25 FAR	Industrial use-IT with the 2.5 FAR
12	Agroha	0.4	79.0493	49.966	199.866	149.899	199.866	233.343	83.444	166.888
13	Narwana	0.4	75.625	49.966	199.866	149.899	199.866	233.343	83.444	166.888
14	Dadri	0.4	97.4413	49.966	199.866	149.899	199.866	233.343	83.444	166.888
15	Ratia	0.4	92.4319	49.966	199.866	149.899	199.866	233.343	83.444	166.888
16	Tohana	0.4	75.7339	49.966	199.866	149.899	199.866	233.343	83.444	166.888

EDC CHARGES IN PANCHKULA DISTRICT		
Category of uses	Rates of EDC fixed vide Memo No. 1026-B/2021/3402 dated 11.02.2021	Rates of EDC w.e.f 01.01.2025
Residential Plotted	29.70	35.64
Residential Group Housing Colony	95.70	114.84
Commercial	66.00	79.2
Industrial Colony/industrial/Warehouses for Agro Produces/Warehouses other than agriculture produces/Godown/Cold Store	13.62	16.344
Banquet Hall	9.28	11.136
Petrol Pump/CNG/PNG	29.70	35.64
Hospital & Hotels	14.85	17.82
Institutional	7.43	8.916
Recreational	4.95	5.94