HARYANA SHAHRI VIKAS PRADHIKARAN, SECTOR-6, PANCHKULA.

No. HUDA-CCF-AO-I-2018/29789   Dated: 15/02/2018

To

    1.   All the Administrators,
           HUDA (in the State).

    2.   The Administrator (HQ),
           HUDA, Panchkula.

Subject: **Fixation of rates of industrial plots in various Urban Estates of HUDA for the year 2017-18 – Differential charges to be paid on account of purchasable FAR in respect of old allotment-reg.**

1.   Please refer to this office letter dated 19.5.2017 issued under Memo No. 90526-27 on the above subject. The differential amount to be charged in respect of old allotments on account of increased FAR as allowed under Haryana Building Code, 2016 was to be calculated as below:-

    *"**Para 4:** In case of old allotments, differential component of increased FAR shall be purchasable @ calculation proportionately for the increased FAR on the basis of current reserve price for e-auction. For example, in case the current rate of industrial plots is Rs. 10,000/- per sq.mtr. for 150% FAR and the FAR in old cases is increased from 125% to 150%, in that case the recoverable amount will be Rs. 1667.00 per sq.mtr. for increased 25% FAR."*

2.   It has been observed that formula for calculations of additional amount payable on account of increased purchasable FAR, being adopted by HSVP is different from HSIIDC and this is leading to charging of higher rates by HSVP.

3.   In the interest of industrial growth in the state and to have uniformity between HUDA and HSIIDC, it has been decided that the practice being followed in HSIIDC may also be adopted by HSVP. The augmentation charges for increase in FAR in respect of industrial plots shall be worked out as under:

(i)   If FAR of the industrial plot is increased from 75/100/125% to 150 or above, the augmentation charges per 25% of increase in FAR, may be worked out as under:

(ii)   Prevailing/current allotment rate per sqm of the industrial plot in an industrial estate, in the year when the increase in FAR is allowed on regularized, may be considered the base rate for working out the charges.

(iii)   For the increase in FAR, 50% of the Base Rate as described in (ii) above, may be considered for working out augmentation charges per sqm.

(iv)   The following formula may be applied to work out the charges for the increase in FAR.

$$\frac{(\text{Increase in FAR* } \times \text{ Base Rate as in (ii)above})}{\text{Base FAR at which plot was allotted}} \times 50\%$$

* Increase in FAR will be accounted for in the denomination of 25% above the base FAR.

For example:

(a) In case of Udyog Vihar Gurugram

- Taking the base rate as Rs. 48,000/- per sqm. (Allotment rate of industrial plot for the year 2015-16).

- For increase in FAR from 125% to 150%

The rate of augmentation charges will be:

$$\frac{(25 \times 48,000)}{125} \times 50\% = \text{Rs. } \underline{4800}\text{/- per sqm for 25\% increase in FAR.}$$

(b) In case of IE Kundli

- Taking the base rate as Rs. 13,000/- per sqm. (Allotment rate of industrial plot for the year 2015-16).

- For increase in FAR from 125% to 150%

The rate of augmentation charges will be:

$$\frac{(25 \times 13{,}000)}{125} \times 50\% = \text{Rs. } 1300/\text{- per sqm for } 25\% \text{ increase in FAR.}$$

4.   This issues with the approval of Hon'ble Chief Minister, Haryana-cum-Chairman, HSVP.

Senior Accounts Officer,
for Chief Administrator, HUDA,
Panchkula.

C.C.:   IT Cell to upload on the HUDA website.