

**External Development Charges for SAS Nagar as per
Master plan prepared by CTP, Pb.**

Sr.No.	Particulars	Area/Length/No.	Estimated cost (Rs. in crores)
1.	Master roads		
(a)	R-1, R-2, R-3	130 KM	369.00
(b)	High level road bridges	6 No.	24.00
(c)	Fly overs	6 No.	150.00
(d)	Rail over Bridge, Rail under Bridge	7 No.	14.00
2.	Master Horticulture		
(a)	Road Side Plantation	130 KM	3.00
(b)	Dev. of Parks	1473.11 acre	25.00
3.	Master Electrical		
(a)	H.T. lines	2023.42 acre	770.00
(b)	Street lights		130.00
(c)	Electrical grid sub station		400.00
4.	Master P.H. Services		
(a)	Sullage sewer	2023.42 acre	150.00
(b)	Water Supply	2023.42 acre	200.00
(c)	Water works and supply from Kajauli	23.90 acre	200.00
(d)	Sewerage Treatment Plant, Disposal channel & laying Estate Irrigation System	70.00 acre	50.00
5.	Master Storm water disposal		
(a)	Storm drainage	2023.42 acre	170.00
(b)	Flood control	-	50.00
(c)	Rain harvesting structures	-	50.00
6.	Master Public facilities		
(a)	Sports Complex		90.00
(b)	Police Station		60.00
(c)	Educational Buildings		220.00
(d)	Govt. Health centres		45.00
(e)	Govt. Hospitals		275.00
(f)	Fire Stations		45.00
(g)	Community Center		65.00
(h)	Recreational facilities		55.00
(i)	Bus Terminus		70.00
(j)	Solid Waste Disposal		75.00
			3755.00
7.	Infrastructural utilities land cost	4873 @ 0.41 Crore per Acre	2000.00
			5755.00
8.	Escalation as per inflation rate @ 7% on Rs. 3755 lacs		262.85
9.	Unforseen @ 5% on Rs. 4017.85 lacs		200.89
10.	Project management charges @ 10% on Rs. 4218.74 lacs		421.87
11.	Capitalised maintenance for 10 years		
(a)	Road Works		100.00
(b)	Running & maintenance for electrical work		188.00
(c)	Running & maintenance of P.H. works		500.00
(d)	Maintenance for horticulture works		30.00

		Grand Total:	7458.61
		Say:	7460 Crores

Total Area 28987.21 Acre
Say 29000 Acre

Cost per gross Acre = Rs. 25.72 lacs

Note:

1. The costs have been worked out on normative basis.
2. Mass Rapid Transit System cost amounting to Rs. 3450 crores approx. has not been added at this stage.
3. Land cost component will be as per actual cost of acquisition including any subsequent enhancements allowed by Courts.

Area as per proposed Master Plan of SAS Nagar

(A) **Saleable Area (in acres):**

a)	Plotted	10200
b)	Group Housing	3000
C)	Commercial	1431
d)	Industrial	5314
e)	Institutional	1159
f)	Mixed Land Use	2710
g)	Railway Line/ Truck Terminus	300
		<u>24114</u>

(B) **Infrastructural utilities Land Area (in acres):**

a)	Roads	2023.42
b)	Recreational	1243.11
c)	Sewerage Treatment Plant	70.00
d)	Water Treatment Plant	23.90
e)	Bus Terminus	68.00
f)	Golf Course	230.00
f)	Hospital	55.78
h)	Institutional	<u>1159.00</u>
		<u>4873.21</u>

Grand Total (A + B) 28987.21 Acres

Say: 29000 Acres

Annexure – D III

Approximate Charges adopted in Haryana for one acre of land in High-I Potential Zone (Panchkula)

(Figures in Rs./ Lacs)

Sr. No	Type of Category	Residential (Plotted)			Residential (Group Housing)			Commercial			Industrial			Recreational			Institutional		
		Abutting on			Abutting on			Abutting on			Abutting on			Abutting on			Abutting on		
		NH	SR/ Sector Road	Other Road	NH	SR/ Sector Road	Other Road	NH	SR/ Sector Road	Other Road	NH	SR/ Sector Road	Other Road	NH	SR/ Sector Road	Other Road	NH	SR/ Sector Road	Other Road
1.	EDC	18.84	18.84	18.84	78.46	78.46	78.46	78.46	78.46	78.46	43.23 *	43.23* (FAR 1.25)	43.23* (FAR 1.25)	NA	NA	NA	18.84	18.84	18.84
2.	Conversion Charges	6.07	4.86	4.05	6.07	4.86	4.05	48.56	40.47	32.38	0.49	0.49	0.49	0.49	0.49	0.49	4.05	3.24	2.43
3.	Licence Fee	4.00	4.00	4.00	5.00	5.00	5.00	200.00 (FAR 1.75)	200.0 0 (FAR 1.75)	200.0 0 (FAR 1.75)	0.50	0.50	0.50	NA	NA	NA	NA	NA	NA
4.	Service Charges (Fund used for enforcement purpose)	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40
5.	Scrutiny Fee to examine colony plans / documents etc.	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40
	Total:	29.71	28.50	27.69	90.33	89.12	88.31	327.82	319.73	311.64	45.02	45.02	45.02						

		(Rs.734/- per sq.mtr.)	(Rs.704/- per sq.mtr.)	(Rs.684/- per sq. mtr.)	(Rs.2232/- per sq. mtr.)	(Rs.2202/- per sq. mtr.)	(Rs.2182/- per sq.mtr.)	(Rs.8100/- per sq. mtr.)	(Rs.7900/- per sq. mtr.)	(Rs.7700/- per sq.mtr.)	(Rs.1112/ per sq. mtr.)	(Rs.1112/ per sq. mtr.)	(Rs.1112/ per sq. mtr.)						
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Note:

- 1) Annual increase @ of 10% per annum in the case of Panchkula
- 2) NA stands for Not available.
- 3) Rate with FAR 0.75 and 2.50 is Rs. 25.94 lac and Rs. 86.47 lac respectively.