Directorate of Town & Country Planning, Haryana

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Regd.

LC-III
(See Rule 10)

To

Moonlight Continental Pvt. Ltd.,
Sh. Ranbir Singh S/o Sh. Tek Chand,
Sh. Ajay S/o Sh. Ranbir Singh,
The Indian Airlines Pilots Cooperative House Building Society Ltd.
C/o Essel Housing Projects Pvt. Ltd.,
Suncity Business Tower, Second Floor,
Golf Course Road, Sector 54,
Gurugram-122002.

Memo No. LC-224-F-Asstt. (RK)/2019/ 13239 Dated: 04-06-2019

Subject: **Request of allocating FAR of 350 under Transit Orient Development policy dated 09.02.2016 for Group Housing Colony measuring 3.94375 acres under Licence no. 32 of 2009 dated 11.07.2009 (2.00 acres), 21 of 2016 dated 17.11.2016 (0.19375 acres) & 22 of 2016 dated 17.11.2016 (1.75 acres) in Sector 28, Gurugram.**

Please refer your application dated 13.03.2019 on the matter as subject cited above.

2. Your above referred application for grant of benefit under TOD policy for enhancement of FAR from existing 1.75 to 3.50 for an area under Intense zone, for the license granted for development of Group Housing Colony measuring 3.94375 acres under Licence no. 32 of 2009 dated 11.07.2009 (2.00 acres), 21 of 2016 dated 17.11.2016 (0.19375 acres) & 22 of 2016 dated 17.11.2016 (1.75 acres) in Sector 28, Gurugram Manesar Urban Complex has been considered and in-principle approval in this regard is hereby granted subject to fulfillment of following conditions within a period of 60 days:-

i) To deposit an amount of ₹ 1,21,89,536/- account of balance license fee through online e-payment module available on department website. This entire payment shall either be made within 60 days from issuance of this in-principle approval in one go or to pay within 60 days from issuance of this in-principle approval and balance amount in two equal quarterly installments with interest @ 12% per annum and on delay with additional 3% per annum for delayed period. However, building plans will be approved only after recovery of full fee & charges.

Director
Town & Country Planning
Haryana, Chandigarh

ii) To deposit an amount of ₹ 26,06,472/- on account of conversion charges and ₹ 5,59,38,140/- on account of Infrastructure Augmentation Charges through online e-payment module available on departmental website. This entire payment shall either be made within 60 days from issuance of this in principle approval in one go or to pay 50% of same within 60 days from issuance of this in principle approval and balance 50% in two equal quarterly installments with interest @ 12% per annum and on delay with additional 3% per annum for delayed period. However, building plans will be approved only after recovery of full fee & charges.

iii) That you shall required to deposit the 25% deficit license fees of ₹ 1,19,178/-.

iv) To furnish bank guarantees on account of External Development Charges and Internal Development Works for the amount calculated as under:-

A. <u>EXTERNAL DEVELOPMENT CHARGES</u>:

a)	Commercial Component 0.019 acres: 0.019 x 486.13 x 1.5/1.75	= ₹ 7.9170 Lacs
b)	GH Component (3.92475 acres): 3.92475 x 312.3	= ₹ 1225.6994 Lacs
c)	Total	= ₹ 1233.6164 Lacs
d)	25% bank guarantee required **to be demanded in LOI having validity of 5 years**	= ₹ 308.4041 Lacs

B. <u>INTERNAL DEVELOPMENT WORKS</u>:

a)	Area under Comm. Component @ ₹ 50.00 Lac per acre	= 3.94375 acres
b)	Total cost of Internal Development Works	= ₹ 197.1875 Lacs
c)	25% B.G. on account of IDW **to be demanded in LOI having validity of 5 years**	= ₹ 49.2969 Lacs

v) To furnish an undertaking on non-judicial stamp paper of Rs. 10/- to the following effect:-

a) That you shall pay the entire amount of EDC as calculated above in lump sum within 30 days from issuance of final permission or pay the same as per existing procedure in 10 equal half yearly installments with interest @ 12% per annum and 3% per annum additional on delayed period.

b) That you shall deposit an amount of ₹ 1,74,87,878/- on account of Infrastructure Development Charges in two installments, first within 60 days from issuance of license and second within six months. Any default in this regard will attract interest @ 18% per annum for the delayed period.

c) That you shall abide by the terms and conditions of the policy dated 09.02.2016 and subsequent amendments made therein from time to time.

d) That you shall get approve the zoning/building plans as per the policy parameters after payment of requisite fee & charges as mentioned above.

e) That you will pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.

f) That consent of all stake holders shall be obtained in accordance with the clause 10(3) of policy dated 09.02.2016 and procedure prescribed in the departmental policy issued by the department vide memo dated 28.01.2013, before approval of building plans.

vi) To furnish an indemnity bond indemnifying the department that in case of any third party dispute, the colonizer shall be wholly responsible for it and also from any loss occurring to the colonizer on account of loss of FAR eventually.

vii) To submit a structural stability certificate of the existing and proposed constructions from a reputed institute like NIT, IIT, PEC etc.

viii) The above said amounts of fee & charges are subject to re-conciliation and in case of any difference, you have to pay the differential amount within 30 days from its demand.

(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana Chandigarh

Endst. No LC-224-F-Asstt. (RK)/2019/ Dated:

A copy is forwarded to the following for information and necessary action:-

1. Senior Town Planner, Gurugram.
2. District Town Planner, Gurugram.

(Narender Kumar)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh