

DIRECTORATE OF TOWN & COUNTRY PLANNING HARYANA

Sector -18, Chandigarh

Tele -Fax:0172-2548475;Tel:0172-2549851, E-mail:tcphry@gmail.com

Memo No:-LC-2157-5DP (iii)-09/ 13617

Dated: 31-12-09

To

M/s French Buildmart Pvt. Ltd.
C-13, Sushant Lok, Phase-I
Gurgaon.

Subject:- Grant of licence for an area measuring 2.0229 acre in sector- 66 Gurgaon for development of commercial colony at village Maidawas District Gurgaon.

Reference: - Your application dated 26.02.2009, 28.12.2009 and 30.12.2009 on the subject noted above.

Your request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed there under for the development of a commercial colony on the measuring 2.0229 acre falling in the revenue estate of village Maidawas District Gurgaon in Sector-66 has been examined/considered by the Department. You are, therefore, called upon to fulfill the following requirements/pre-requisites laid down in Rule-11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issue of this notice, failing which the grant of licence shall be refused:

1. To furnish 25% bank guarantee on account of internal development works for the amount calculated as under:-

INTERNAL DEVELOPMENT WORKS:

- | | | |
|------|------------------------------|-------------------------|
| i) | Area under commercial | = 2.0229 acres |
| ii) | Interim rate for development | = Rs.25.00 Lac per acre |
| iii) | Total cost of development | = Rs.50.57 Lac |
| iv) | 25% bank guarantee required | = Rs.12.644 Lac |

EXTERNAL DEVELOPMENT WORKS:

- | | | |
|------|------------------------------|--------------------------|
| i) | Area under commercial | = 2.0029 acres |
| ii) | Interim rate for development | = Rs.291.54 Lac per acre |
| iii) | Total cost of development | = Rs.589.756 Lac |
| iv) | 25% bank guarantee required | = Rs.147.439 Lac. |

It is made clear that the bank guarantee of internal development works has been worked out on the interim rates and you will have to submit the additional bank guarantee if any, required at the time of approval of service plan/estimates according to the approved layout plan/building plan.

The rates of external development charges for the Gurgaon Manesar Urban Complex 2021 are being charged on tentative rates. There is likelihood of substantial enhancement in these rates. You will therefore be liable to pay the enhanced rates of external development charges and additional bank guarantee as and when determined and demanded as per prescribed schedule by the DTCP Haryana. An undertaking may be submitted in this regard.

2. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of Rs.3/-. Copies of specimen of the said agreements are enclosed herewith for necessary action.

3. The conversion charges amounting to Rs. 1,20,34,414/- (Rs. One Crore Twenty Lac Thirty Four Thousands Four Hundred Fourteen) are liable to upon you the same has been adjusted from the excess licence fee remains with the department.

D.T.C.P. (HR)

4. To submit an undertaking that you will pay the infrastructure development charges- @ Rs.1000/- per sq meters for commercial area in two equal installments. First installment will be within sixty days of grant of licence and second installment within six months of grant of licence, failing which 18% PA interest will be liable for the delayed period.
5. To submit an undertaking that you shall construct 12 mtr wide service road, if any, passing through your site at your own cost and the entire area under said roads shall be transfer free of cost to the Govt.
6. To furnish an undertaking that the portion of sector road/green belt, if any, which shall form part of the licenced area, will be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
7. To submit an undertaking that you will integrate the services with the HUDA services as per the approved service plans and as and when made available.
8. To submit an undertaking that you shall have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire any land in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon you.
9. That you shall submit NOC as required under notification dated 14.9.2006 issued by Ministry of Environment and Forest, Govt of India before executing development works at site
10. To submit an undertaking to the effect that you shall make arrangement for water supply, sewerage drainage etc to the satisfaction of DTCP till these services are made available from external infrastructure to be laid by HUDA.
11. That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
12. To furnish an undertaking that you shall convey "'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two month period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
13. To furnish a certificate from District Revenue Authority stating that there is no further sale of the land applied for licence till date and applicant companies are owner of the land.
14. That you shall intimate the official "Email ID" to the Department and correspondence done by Department on this "ID" shall be treated as official intimation.
15. The above demand for fee and charges is subject to audit and reconciliation of accounts.


(T.C. Gupta, IAS)

Director,
Town & Country Planning,
Haryana, Chandigarh.



French Buildmart Pvt. Ltd.
C-96, Panchsheel Enclave,
New Delhi-17

Memo No. LC-2157-PA(B)-2018/ 10085

Dated: 22-03-18

Subject:- **Request for grant of benefit under TOD policy for enhancement of FAR from 1.75 to 3.5 for the commercial colony having area 2.0229 acres bearing license No. 43 of 2010 dated 08.06.2018 in Sector 66, Gurugram Manesar Urban Complex.**

Please refer your application dated 06.07.2017 received in this office on 18.07.2017 on the matter as subject cited above.

2. Your above referred application for grant of benefit under TOD policy for enhancement of FAR from 1.75 to 3.5 for the commercial colony having area 2.0229 acres bearing license No. 43 of 2010 dated 08.06.2018 in Sector 66, 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 pay an amount of Rs. 5,15,83,600/- on account of balance license fee, Rs. 1,20,34,420/- on account of conversion charges and Rs. 4,29,80,070/- 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 (including already paid license fee alongwith above referred application) 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.
- ii) To furnish bank guarantees on account of External Development Works and Internal Development Works for the amount calculated as under:-

External Development Charges:

	Area	Rate per acre	Amount	25% bank guarantee required
	(in acres)	(in Lac)	(in Lac)	(in Lac)
Commercial Component	2.0229	486.13/1.75 x 1.75	983.39	245.85

Internal Development Works:

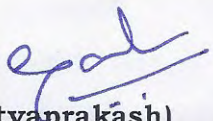
	Area	Rate per acre	Amount	25% bank guarantee required
	(in acres)	(in Lac)	(in Lac)	(in Lac)
Commercial component	2.0229	50.00	101.145	25.29

- iii) 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 i.e. Rs. 983.39 lac 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 Rs. 1,43,26,690/- 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 the zoning/building plans approved 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 at the time approval of building plans.

- iv) 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.
- v) That structural stability certificate as per clause 10(2) of the policy dated 09.02.2016 shall be submitted before issuance of the final permission
- vi) 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.



(T.L. Satyaprakash)
Director General,
Town & Country Planning
Haryana Chandigarh

Endst. No LC-2157-PA(B)-2018/

Dated:

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

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


(Hitender Singh)
Architect (HQ)
For: Director General, Town & Country Planning
Haryana, Chandigarh