

## Directorate of Town & Country Planning, Haryana

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Regd.

LC-III  
(See Rule 10)

To

Silverglades Infrastructure Pvt. Ltd.,  
C-8/1-A, Vasant Vihar,  
New Delhi-110057.

Memo No. ZP-1085-JE (SK)-2019/ 7057 Dated: 08-03-19

**Subject:** Approval of building plans for allowing benefit of higher FAR under TOD Policy dated 09.02.2016 of Group Housing Colony (Mix Land use) measuring 4.85 acres (License no. 110 of 2013 dated 27.12.2013) in Sector-28, Gurugram Manesar Urban Complex being developed by Silverglades Infrastructure Pvt. Ltd.

Please refer your application dated 27.06.2017 & 20.07.2018 on the matter as subject cited above.

2. Your above referred application for grant of building plans for allowing benefit of higher FAR from existing 1.75 to 3.50 under TOD Policy dated 09.02.2016 of Group Housing Colony (Mix Land use) measuring 4.85 acres (License no. 110 of 2013 dated 27.12.2013) 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:-

1. To deposit an amount Rs. 472.875 lacs on account of balance license fee as per following options:-

i. To pay the amount Rs. 472.875 lacs within 60 days of issuance of the LOI permission.

OR

ii. To pay the 25% of the aforesaid amount or Rs. 472.875 lacs within a period of 60 days of LOI permission and balance amount in accordance with option-2 of the policy notified vide notification no. T&CP/PF-107/2018/7/24/2018-2TCP dated 26.12.2018. The building plans will be approved only after payment of complete licence fees.

2. To deposit an amount Rs. 1,24,54,914/- on account of conversion charges as per following options:-

i. To pay the amount within 60 days of issuance of the LOI.

OR

ii. To pay remaining 50% of the aforesaid amount within 60 days of the issuance of this LOI and remaining 50% in 6 months from the date of licence with 12% interest per annum through e-payment module in favour of the Director, Town & Country Planning, Haryana. For any delay in the payment of installments within the prescribed timeframe, additional penal interest @3% over and above the normal 12% rate of interest, for the delayed period, will be charged. The building plans will be approved only after recovery of complete conversion charges.

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

**A. EXTERNAL DEVELOPMENT CHARGES:**

Particulars	Area (in acres)	Rate per acre (in Lac)	Amount (in Lac)	25% bank guarantee required (in Lac)
GH Component (under intense zone)	3.395	312.3	1060.25	441.89
Commercial Component (under intense zone)	1.455	486.13	707.31	
		Total	1767.56	

**B. INTERNAL DEVELOPMENT WORKS:**

Area (in acres)	Rate per acre (in Lac)	Amount (in Lac)	25% bank guarantee required (in Lac)
4.85	50.00	242.5	60.625

- 4) To furnish an undertaking on non-judicial stamp paper of Rs. 10/- to the following effect:-
- 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.
  - That you shall deposit 50% of the Infrastructural Development Charges amounting Rs. 2,68,04,419/- within the period of 60 days from grant of licence and remaining 50% within 6 months of the date of grant of licence through online e-payment module in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh. For any delay in the payment of installments within the prescribed timeframe, additional penal interest @3% over and above the normal 12% rate of interest, for the delayed period, will be charged. The building plans will be approved recovery of full fees and charges as per above schedule.
  - That you shall deposit the Infrastructural Augmentation Charges amounting Rs. 8,34,18,788/- as per following schedule:-
    - To pay the entire amount of IAC i.e. Rs. 8,34,18,788 within the period of 60 days from issue of this Letter of Intent (LOI)
    - OR
    - To pay the 25% of IAC charges within the period of 60 days from grant of this LOI and remaining 75% of the balance in accordance with option-2 of the policy notified vide notification no. T&CP/PF-107/2018/7/24/2018-2TCP dated 26.12.2018. For any delay in the payment of installments within the prescribed timeframe, additional penal interest @3% over and above the normal 12% rate of interest, for the delayed period, will be charged.
  - 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.
  - 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.
  - That you shall not give the advertisement for booking/sale of Flats till the final approval of revised building plans.

- 5) 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.
- 6) The building plans will be considered after compliance of above terms & conditions.



(K. Makrand Pandurang, I.A.S)  
Director,  
Town & Country Planning  
Haryana, Chandigarh

Endst. No ZP-1085-JE (SK)/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