

**TRANSFERABLE DEVELOPMENT RIGHTS CERTIFICATE**  
(See Rule 12-A)  
**HARYANA GOVERNMENT**  
**TOWN AND COUNTRY PLANNING DEPARTMENT**

Transferable Development Rights Certificate No. 04 of 21/06/2018


1. Banchmark Infotech Pvt. Ltd. vide application dated 09.03.2018 has applied for grant of Transferable Development Rights over an area measuring 15.00 acres in Sector 95, Gurugram after migration of part of licensed land measuring 24.55972 acres (License no. 103 and 153 of 2014 granted for setting up Group Housing colony) for the purpose of obtaining license under TOD policy dated 11.04.2017 on the site earmarked for college in Sector 111 of GMUC. Since 1.26384 acres area of the applied land falls in sector road / service road which is to be transferred to the Government free of cost as already committed at the time of grant of licence no. 103 of 2014 and 153 of 2014, therefore, the same is not considered. Hence, the TDR is granted for remaining area measuring 13.73616 acres after adjusting an amount of Rs. 2,81,25,000/- of licence fee available in licence No. 103 and 153 of 2014. The remaining proportionate charges qua the land migrated stand forfeited as provided under Section 3(1) of the Haryana Development and Regulations of Urban Areas Act, 1975.
2. This Transferable Development Rights (TDR) Certificate has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules made thereunder to Benchmark Infotech Pvt. Ltd., C/o M3M India Ltd., Paras twin towers, 6<sup>th</sup> floor, Tower-B, Golf Course road, Sector-54, Gurugram for the land measuring 13.73616 acres in the Revenue Estate of Village Dhorka, Sector-95, Gurugram Manesar Urban Complex (GMUC) .
3. The particulars of land of the aforesaid Transferable Development Rights Certificate is given in the 'Schedule' annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
4. The TDR Certificate is granted subject to the following conditions:-
  - a) That you shall transfer this land free of cost to the Govt. within 60 days of grant of TDR certificate.
  - b) The TDR Certificate can be utilized in accordance with the policy dated 09.02.2016 i.e. New Integrated Licencing Policy 2016.
  - c) That the fee & charges, as prescribed in the policy on an area measuring 15.00 acres, will however be payable at the time of permission for transfer of such Transferable Development Rights. If

the said TDR is availed in parts then the fee and charges pertaining to the area falling in road/green belt i.e. 1.26384 acres shall be charged in proportion to TDR achieved in parts.

d) The validity of TDR certificate will be two years.

7. This Transferable Development Rights Certificate is valid upto 20/06/2020.

Dated: 21/06/2018.  
Place: Chandigarh


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

Endst. No. LC-1257-D-PA(SN)-2018/ 1889)

Dated: 22-06-2018

A copy alongwith a copy of schedule of land is forwarded to the following for information and necessary action:-


1. Benchmark Infotech Pvt. Ltd., C/o M3M India Ltd., Paras twin towers, 6<sup>th</sup> floor, Tower-B, Golf Course road, Sector-54, Gurugram with the following directions:-
  - (i) Since licence no. 103 of 2014 was granted in collaboration with Sh. Chandgi Ram S/o Sh. Keher Singh and part area is being migrated, therefore, you are requested to submit 'no objection certificate' from the said land owner before availing TDR within any planning unit.
  - (ii) You will apply for grant of licence under TOD Policy dated 09.02.2016.
2. Chief Administrator, HUDA, Panchkula.
3. Director, Urban Estate, Haryana, Panchkula.
4. Senior Town Planner, Gurugram.
5. Land Acquisition Officer, Gurugram.
6. Chief Accounts Officer.
7. District Town Planner, Gurugram.
8. Nodal officer(Website).

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

To be read with TDR Certificate No. 04 of 21/06/2018

**Detail of Land Owned by Benchmark Infotech Pvt. Ltd. Gurugram**

Village	Rect No.	Killa No.	Total area K-M-S	Area taken K-M-S
Dhorka	17	6	8- 0	8- 0-0
		15	8- 0	8- 0-0
		11/1/1	3- 1	0- 4-0
		12/1	7-19	6- 8-0
		13	8- 0	8- 0-0
		19/1/1/1	2-17	2-17-0
		8	8- 0	5- 1- 4
		9	7-10	0- 5-0
		16	8- 0	8- 0-0
		17	8- 0	8- 0-0
		18/1	7-19	7-19-0
		19/1/1/2	0- 2	0- 2-0
	22	1/2	4- 0	4- 0-0
		1/3	1-11	1-11-0
		2/2	4- 9	4- 9-0
		9	8- 0	8- 0-0
		10/1	7-19	7-19-0
	17	22/2	4- 0	4- 0-0
		23/1	3-12	3-12-0
	22	2/1	3-11	3-11-0
		3	8- 0	8- 0-0
		4/2/1	1-19- 5	1-19- 5
			<b>Total</b>	<b>109 -18 - 0 or 13.73616 Acres</b>

  
 Director,  
 Town & Country Planning  
 Haryana


## Order - TDR Utilization Certificate

Whereas the Department issued Transferrable Development Rights (TDR) Certificate No. 04 of 2018 dated 21.06.2018 for area measuring 13.73616 for the land situated in the Revenue Estate of Village Dhorka, Sector-95 Gurugram-Manesar Urban Complex and as per condition of said TDR Certificate Benchmark Infotech Pvt. Ltd. has intimated vide letter dated 02.05.2019 that they have executed Gift deed in favour of Director-cum-Special Secretary, Town & Country Planning Department, Government. of Haryana vide Registration No. 566 dated 26.04.2019, for area measuring 15.00 acres in the revenue estate of village Dhorka District Gurugram.

2. Whereas vide application dated 27.06.2019, Consolidated Realtors has requested to utilize 19142.85 Sqm (4.73 acres) of FAR under licence no. 53 of 2011 in Sector-67, Gurugram-Manesar Urban Complex out of the approved FAR 55588.18 Sqm. (13.73616 Acres) of TDR Certificate No. 4 of 2018.

Accordingly, I hereby sanction the utilization of 19142.85 Sqm (4.73 acres) of FAR in lieu of TDR Certificate No. 4 of 2018 out of 55588.18 sqm. (13.73616 acres). The balance area under this TDR Certificate no. 04 of 2018 is 9.00 acres (36445.33 sqm).

Dated:

  
(K. Makrand Pandurang, IAS)  
Director,  
Town & Country Planning,  
Haryana, Chandigarh.  
Dated: 01-01-2020

Endst No:-1257-D/Asstt.(AK)/2019 69

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

1. Benchmark Infotech Pvt. Ltd., C/o M3M India Ltd., Paras twin towers, 6<sup>th</sup> floor, Tower-B, Golf Course road, Sector-54, Gurugram.
2. Consolidate Realtors Private Limited, office at GF-I Vipul Plaza, Village Haiderpur Viran, Sector-54 Gurugram, E-mail ID: consolidaterrealtors@yahoo.com
3. Chief Administrator, HUDA, Panchkula.
4. Director, Urban Estate, Haryana, Panchkula
5. Senior Town Planner, Gurugram.
6. District Town Planner, Gurugram.
7. Chief Accounts Officer O/o DTCP, Haryana.
8. Architect (HQ) O/o DTCP, Haryana.
9. Nodal officer (Website) to update on the website of the Department.
10. Record Keeper to update the TDR register.

  
(Rajesh Kaushik)  
District Town Planner (HQ)  
For: Director, Town & Country Planning,  
Haryana, Chandigarh

### ORDER - TDR UTILIZATION CERTIFICATE

Whereas the Department issued Transferrable Development Rights (TDR) Certificate No. 04 of 2018 dated 21.06.2018 for area measuring 13.73616 acres for the land situated in the Revenue Estate of Village Dhorka, Sector-95 Gurugram-Manesar Urban Complex and as per condition of said TDR Certificate Benchmark Infotech Pvt. Ltd. has intimated vide letter dated 02.05.2019 that they have executed Gift deed in favour of Director-cum-Special Secretary, Town & Country Planning Department, Government of Haryana vide Registration No. 566 dated 26.04.2019, for area measuring 15.00 acres in the revenue estate of village Dhorka District Gurugram.

2. Whereas Consolidate Realtors had requested to utilize 19142.85 Sqm (4.73 acres) of FAR under licence no. 53 of 2011 in sector-67, Gurugram Manesar Urban Complex out of the approved FAR 55588.18 Sqm (13.73616 Acres) of TDR Certificate No. 4 of 2018. Sanction of the utilization of 19142.85 Sqm (4.73 acres) of FAR in lieu of TDR Certificate No. 4 of 2018 out of 55588.18 Sqm (13.73616 acres) was granted vide order dated 01.01.2020 and the balance area 9.00 acres(36445.33 Sqm) under the TDR Certificate No. 4 of 2018 remained available for utilization.

3. Whereas vide application dated 29.10.2020, Benchmark Infotech Pvt. Ltd. has requested to utilize 12870.739 sqm (3.18 acres) against license no. 89 of 2010 dated 27.10.2010, 100 of 2010 dated 26.11.2010, 101 of 2010 dated 26.11.2010, 11 of 2011 dated 28.01.2011 & 36 of 2013 dated 31.05.2013 granted for setting up of commercial colony in Sector-67, GMUC namely Martial Buildcon Pvt. Ltd. and 3308.173 sqm (0.81747 acres) against license no 93 of 2014 dated 13.08.2014 granted for Residential Group Housing Colony in Sector 68, Gurugram out of the remaining FAR 36445.33 Sqm. (9.00 acres) of TDR Certificate No. 4 of 2018.

4. I hereby sanction the utilization of 12870.739 sqm (3.18 acres) of FAR in favour of Martial Buildcon Pvt. Ltd. and 3308.173 sqm (0.81747 acres) of FAR in favour of Hans Propcon Pvt. Ltd. in lieu of TDR Certificate No. 4 of 2018 out of 36445.33 sqm. (9.00 acres).

5. Since, TDR Certificate No. 4 of 2018 was granted against the land falling in Sector-111 of GMUC and FAR now being utilized is in Sector-67 & 68 of GMUC, therefore, benefit of 75% FAR is allowed. Accordingly, the balance area under this TDR Certificate shall be 3.68 acres (14918 Sqm).



Dated:


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

Endst No:-1257-D/JE(DS)/2021 2194

Dated: 29-01-2024

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

1. Benchmark Infotech Pvt. Ltd., C/o M3M India Ltd., Paras twin towers, 6<sup>th</sup> floor, Tower-B, Golf Course road, Sector-54, Gurugram.
2. Hans Propcon Registered Address, Cabin-1, Unit No. SB/C/5L/Office/008, M3M, Urbana, Sector-67, Gurugram Manesar. Urban Complex Gurugram HR-122102.
3. Martial Buildcon Regd. Office F-002, LG Sushant Arcade, Sushant Lok-1, Gurugram HR-122002.
4. Chief Administrator, HUDA, Panchkula.
5. Director, Urban Estate, Haryana, Panchkula.
6. Senior Town Planner, Gurugram.
7. District Town Planner, Gurugram.
8. Chief Accounts Officer O/o DTCP, Haryana.
9. Architect (HQ) O/o DTCP, Haryana.
10. Nodal officer (Website) to update on the website of the Department.
11. Record Keeper to update the TDR register.

  
(S. K. Schrawat)  
District Town Planner  
For: Director, Town & Country Planning,  
Haryana, Chandigarh