

Directorate of Town & Country Planning, Haryana

Plot no. 3, Nagar Yojana Bhawan, Sector-18A, Madhya Marg, Chandigarh

e-mail:tcphry@gmail.com; Phone: 0172-2549349;

http://tcpharyana.gov.in

Regd.

To

Hasta Infrastructure Pvt. Ltd.,
296, Forest Lane, Sainik Farms, Neb Sarai,
New Delhi-110068.

Memo No. ZP-938/Asstt.(MS)/2021/ 26588

Dated: 18-10-2021

Subject: Request for grant of benefit under Transit Orient Development policy dated 09.02.2016 for Residential Group Housing colony measuring 11.5875 acres under licence no. 37 of 2013 dated 03.06.2013 in Sector 99A, Gurugram being developed by Hasta Infrastructure Pvt. Ltd.

Please refer your application dated 20.11.2017 on the matter as subject cited above.

2. Permission to avail benefit under TOD policy for enhancement of FAR from existing 1.75 to 3.5 for an area under Intense zone and 1.75 to 2.5 for an area under Transiting zone for the license granted for development of Group Housing Colony measuring 11.5875 acres under Licence no. 37 of 2013 dated 03.06.2013 in Sector 99A, Gurugram Manesar Urban Complex is hereby granted after receipt of requisite fee & charges subject to following conditions:-

- i) 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.
- ii) That you shall deposit an amount of Rs. 1,97,03,075/- (Rupees one Crores Ninety Seven Lacs Three Thousand Seventy Five only) on account of Infrastructure Development Charges in two installments, first within 60 days from issuance of this permission and second within six months. Any default in this regard will attract interest @ 18% per annum for the delayed period.
- iii) 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.
- iv) That you shall get approved the building plans as per the policy parameters after payment of requisite fee & charges as mentioned above.
- v) 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.
- vi) 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 25.01.2021, before approval of building plans.

- vii) That you shall be sole responsible, in case, of any third party dispute arises in the said colony and any loss occurring on account of loss of FAR eventually.

DA/Zoning plan.

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

Endst. No ZP-938/Asstt.(MS)/2021/

Dated:

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

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

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

Directorate of Town and Country Planning, HaryanaSCO No. 71-75, 2nd Floor, Sector-17 C, Chandigarh, web site: tcpharyana.gov.inPhone: 0172-2549349; e-mail: tcpharyana6@gmail.com

Regd.

To

Hasta Infrastructure Pvt. Ltd.,
296, Forest Lane, Sainik Farms, Neb Sarai
New Delhi- 110068.

Memo No. ZP-938/PA(SN)/2018/ 8298

Dated: 08-03-2018

Subject: Request of grant of benefit under Transit Orient Development policy dated 09.02.2016 for Residential Group Housing colony measuring 11.5875 acres under Licence no. 37 of 2013 dated 03.06.2013 in Sector 99A, Gurugram being developed by Hasta Infrastructure Pvt. Ltd.

Please refer your application dated 20.11.2017 on the matter as subject cited above.

2. Your above referred application for grant of benefit under TOD policy for enhancement of FAR from existing 1.75 to 3.5 for an area under Intense zone and 1.75 to 2.5 for an area under Transit zone, for the license granted for development of Residential Group Housing colony measuring 11.5875 acres under Licence no. 37 of 2013 dated 03.06.2013 in Sector 99A, 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 Rs. 85.7239 lacs on 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 of Rs. 46.4075 Lacs (already deposited) within 60 days from issuance of this in-principle approval and balance amount of Rs. 85.7239 lacs 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 deposit an amount of Rs. 29.9365 lacs on account of conversion charges and Rs. 725.869 lacs 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) To deposit an amount of Rs. 1585.71 Lacs on account of outstanding dues of EDC under the EDC Relief Policy dated 12.04.2016.
- iv) To furnish bank guarantees on account of External Development Charges and Internal Development Works for the amount calculated as under:-

EXTERNAL DEVELOPMENT CHARGES:

particulars	Area	Rate	Amount	25% bank guarantee
	(in acres)	per acre (in Lac)	(in Lac)	required (in Lac)
GH Component (under intense zone)	0.6263	312.3/1.75 x 1.75	195.5935	348.04
Commercial Component (under intense zone)	0.0031	486.13/1.75 x 2.0	1.722289	
GH Component (under transit zone)	8.8351	312.3/1.75 x 0.75	1182.515	
Commercial Component (under transit zone)	0.0444	486.13/1.75 x 1.0	12.33381	
		Total	1392.164599	

INTERNAL DEVELOPMENT WORKS:

Area	Rate per acre	Amount	25% bank guarantee required
(in acres)	(in Lac)	(in Lac)	(in Lac)
9.50886	50.00	475.443	118.8608

- iv) 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 an amount of Rs. 197.375 Lacs 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.
 - 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 shall get approve the zoning/building plans as per the policy parameters after payment of requisite fee & charges as mentioned above.
 - 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 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.
- v) 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.
- 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.

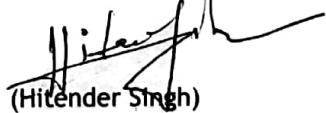

 (T.L. Satyaprakash, IAS)
 Director General, Town & Country Planning
 Haryana Chandigarh

Endst. No ZP-938/PA(SN)/2018/

Dated:

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

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


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