

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

Plot No. 3, Nagar Yojna Bhawan, A-wing, Madhya Marg, Sector-18 Chandigarh,
Website: tcpharyana.gov.in; Phone: 0172-2548475, 2707175

To

Paryapt Infrastructure Pvt. Ltd,
Unit No. SB/C/2L/Office/017A,
M3M, Urbana, Sector-67,
Gurugram-122102.

Memo No. ZP-43/JE(S)/2021/ 32135 Dated: 20-12-2021

Subject: Request for enhancement of FAR from 1.5 to 3.5 under Transit Orient Development (TOD) policy dated 09.02.2016 for commercial site on the area measuring 3.16 acres falling in the residential plotted colony namely Sushant Lok-III in Sector-57, GMUC being developed by Paryapt Infrastructure Pvt. Ltd.

Please refer your application dated 27.09.2021 on the matter as subject cited above.

Your above referred application for enhancement of FAR from 1.5 to 3.5 under Transit Orient Development (TOD) policy dated 09.02.2016 for commercial site on the area measuring 3.16 acres falling in the residential plotted colony namely Sushant Lok-III in Sector-57, GMUC has been considered and in-principle approval in this regard is hereby granted subject to fulfilment of following conditions within a period of 60 days:-

1. To deposit an amount of **Rs. 9,03,88,600/-** on account of balance licence fee in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh be deposited online at website i.e. www.tcpharyana.gov.in. You have option to either make payment of complete amount of balance licence fee in compliance of in-principle or additional 25% within in compliance of in- principle i.e. within 60 days and balance 50% in two equal installments of 3 months each with normal interest of 12% p.a. and penal interest of 3% for the delayed period in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh be deposited online at website www.tcpharyana.gov.in. If option of making payment in installments is opted, then building plans will be approved only after recovery of full fee and charges as per aforesaid stipulation.
2. To deposit an amount of **Rs. 2,14,84,714/-** on account of conversion charges in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh be deposited online at website www.tcpharyana.gov.in. You have option to either make payment of complete amount of conversion charges in compliance of in- principle or 50% of same in compliance of in- principle and balance 50% in two equal installments of 3 months each with normal interest of 12% p.a. and penal interest of 3% for the delayed period in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh. If option of making payment in installments is opted, then building plans will be approved only after recovery of full fee and charges as per aforesaid stipulation.
3. To deposit an amount of **Rs. 6,71,39,730/-** on account of Infrastructure Augmentation charges in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh be deposited online at website www.tcpharyana.gov.in. You have option to either make payment of complete amount of Infrastructure Augmentation charges in compliance of in- principle or 50% of same in compliance of in- principle and balance 50% in two equal installments of 3 months each with normal interest of 12% p.a. and penal interest of 3% for the delayed period in favour of

Director

Town & Country Planning
Haryana, Chandigarh

Director, Town & Country Planning, Haryana, Chandigarh be deposited online at website www.tcpharyana.gov.in. If option of making payment in installments is opted, then building plans will be approved only after recovery of full fee and charges as per aforesaid stipulation.

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

Internal Development Works:-

Description	Area (FAR)	Rate. (In lacs)	Amount (In lacs)	25% BG required (In lacs)
Commercial Comp	6.32	50/1.75	180.572	45.143

External Development Charges:

Description	Area (FAR)	Rate. (In lacs)	Amount (In lacs)	25% BG required (In lacs)
Commercial Comp	6.32	486.13/1.75	1755.63	438.91

5. 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 instalments with interest @ 12% per annum and 3% per annum additional on delayed period.
 - That you shall deposit an amount of Rs. 2,55,77,040/- on account of Infrastructure Development Charges in two installments. First Instalment will be due within 60 days of grant of license and second Instalment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
 - That you shall get the zoning/building plans approved 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 you shall abide by the terms and conditions of the policy dated 09.02.2016 and subsequent amendments made therein from time to time.
 - You shall require to submit the NOC/approval of Ministry of Environment, Forest and Climate Change in pursuance of MoEF notification dated 14.09.2006 before starting the development works.
 - That you shall wholly responsible for litigation/court case/complaint pending in any Department/court, if any.
 - That status quo ante, with respect to future planning of neighbourhood shopping on the entire site shall be maintained. In accordance with the existing zoning plan, the 150 FAR component shall continue to be assigned for neighbourhood shopping.
6. That you shall require 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 applicant company on account of loss of FAR eventually.
7. That you are required to deposit complete administrative charges amounting to Rs. 2,68,60,000/- for change in beneficiary interest as prescribed under policy dated 18.02.2015 before grant of final permission.
8. That you shall follow the directions given in orders dated 25.01.2021 regarding inviting objection/suggestions for the joint development under policy dated 18.02.2015 and enhancement of FAR from 1.5 to 3.5 under Transit Orient


Development (TOD) policy dated 09.02.2016 for commercial site on the area measuring 3.16 acres falling in the Residential Plotted Colony namely Sushant Lok-III in Sector-57, GMUC.

9. That the final permission under TOD policy shall only be issued after clearing the outstanding dues on account of EDC/IDC and renewal fee of the following Licences of Residential Plotted Colony namely Sushant Lok-III:-

Sr. No.	License nos.	Date	Area
1	10-16 of 1996	16.02.1996	167.112
2	1-8 of 1999	04.01.1999	9.463
3	2-4 of 2000	06.03.2000	3.260
4	19-20 of 2000	06.03.2000	6.188
5	102-114 of 2004	27.07.2004	13.040
Total			199.063

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

11. 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 ZP-43/JE(S)/2021/

Dated:

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

1. Senior Town Planner, Gurugram with a request to send the objections, if any received from the allottees of Residential Plotted Colony namely Sushant Lok-III after the expiry of 30 days of the advertisement made by the developer for the joint development under policy dated 18.02.2015 and enhancement of FAR from 1.5 to 3.5 under Transit Orient Development (TOD) policy dated 09.02.2016.
2. District Town Planner (P), Gurugram.
3. District Town Planner(Enf), Gurugram.
4. Ansal Buildwell Pvt. Ltd. and other C/o Aadharshila Towers Pvt. Ltd. 118, UFF, Parkash Deep, 7 Tolstoy Marg, NewDelhi-110001 with request to clear the outstanding dues on account of EDC/IDC and renewal fee of licenses mentioned in condition no. 9 and also provide the list of existing allottees of Residential Plotted Colony namely Sushant Lok-III to Paryapt Infrastructure Pvt. Ltd. for enabling him to make compliance of condition no. 9 of the in-principal approval.
5. PM (IT Cell) with a request to update the status on website.


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

Directorate of Town & Country Planning, Haryana

Plot no. 3, Nagar Yojana Bhawan, Sector-18A, Madhya Marg, Chandigarh
Phone: 0172-2549349; website:-http://tcpharyana.gov.in

Regd.

To

Paryapt Infrastructure Pvt. Ltd,
Unit No. SB/C/2L/Office/017A,
M3M, Urbana, Sector-67,
Gurugram-122102.

Memo No. ZP-43-Vol-IV/JE(S)/2022/24695 Dated: 18-08-2022


Subject: Permission for enhancement of FAR from 1.5 to 3.5 under Transit Orient Development (TOD) policy dated 09.02.2016 for commercial site on the area measuring 3.16 acres falling in the residential plotted colony namely Sushant Lok-III in Sector-57, GMUC being developed by Paryapt Infrastructure Pvt. Ltd.

Please refer to this office memo dated 20.12.2021 and your application received on 18.02.2022 on the matter as subject cited above.

The permission for enhancement of FAR from 1.5 to 3.5 under Transit Orient Development (TOD) policy dated 09.02.2016 for commercial site on the area measuring 3.16 acres falling in the residential plotted colony namely Sushant Lok-III in Sector-57, GMUC is hereby granted after receipt of requisite fee & charges. This permission is hereby granted subject to the following conditions:-

- i. That you shall pay the entire amount of EDC as calculated in lump sum within 30 days from issuance of final permission or pay the same as per existing procedure in 10 equal half yearly instalments with interest @ 12% per annum and 3% per annum additional on delayed period.
- ii. That you shall deposit an amount of Rs. 2,55,77,040/- on account of Infrastructure Development Charges in two installments. First Instalment will be due within 60 days of grant of license and second Instalment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
- iii. That you shall get approve the zoning/building plans as per the policy parameters after payment of requisite fee & charges as mentioned above.
- iv. 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.
- v. 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.
- vi. You shall require to submit the NOC/approval of Ministry of Environment, Forest and Climate Change in pursuance of MoEF notification dated 14.09.2006 before starting the development works.
- vii. That you shall wholly responsible for litigation/court case/complaint pending in any Department/court, if any.
- viii. Minimum 150 FAR be assigned for neighbourhood shopping.
- ix. That you shall submit the structural stability certificate of the existing/proposed constructions from a reputed institute like NIT, IIT, PEC etc. at the time of approval of building plan.

- x. That you shall mortgage the proportionate land/built up area which should be part of commercial site of area measuring 3.16 acres for which TOD permission is being granted against all the outstanding dues of Sushant Lok-III before getting the final approval of building plan.



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

Endst. No ZP-43-Vol-IV/JE(S)/2022

Dated:

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

1. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
2. Chief Administrator, HSVP, Panchkula.
3. Chief Administrator, Housing Board, Panchkula.
4. Managing Director, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Gurugram.
8. Chief Engineer, HSVP, Panchkula.
9. Superintending Engineer, HSVP, Gurugram.
10. Land Acquisition Officer, Gurugram.
11. Senior Town Planner, Gurugram.
12. District Town Planner(P), Gurugram.
13. District Town Planner (Enf), Gurugram.
14. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
15. Project Manager (IT Cell) to update the status on the website.


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

ORDER
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Whereas, Transferable Development Rights (TDR) Certificate no. 01 of 2022 dated 07.04.2022 was granted under policy dated 16.11.2021 to Benchmark Infotech Pvt. Ltd., C/o M3M India Ltd., Paras Twin Towers, 6th floor, Tower-B, Golf Course Road, Sector-54, Gurugram over a notional area measuring 22.50 acres.

Whereas, vide application dated 09.09.2022, Benchmark Infotech Pvt. Ltd., has requested to utilize 700 sqmt in favour of Associate Company Paryapt Infrastructure Pvt. Ltd. in commercial site of area measuring 3.16 acre falling in Residential Plotted Colony namely Sushant Lok-III sector-57 in the revenue estate of village Tigra, Gurugram. The detail of TDR utilization from TDR certificate no. 01 of 2022 dated 07.04.2022 alongwith present request is as under:


Utilisation of TDR certificate under policy dated 16.11.2021

SrNo.	Action	LC No.	Developer	BUA utilized	Collector rate	Weighted	Notional land	TDR(BUA)Balance
	MemoNo	DP-Sector	Purpose	Area in sqm	1st-Jan of	Rate Index	of receiving site	Area in sqm
	Date	RevEstate	Lic Area	Area in acre	Appln.Year		Area in acre	Area in acre
1	Opening Balance						0.00	182157.70
							0.00	45.0122
2	TDR utilisation	53 of 2011	Consolidate		Badshahpur			
	9611	GMUC-67	GH	19200	As on 01-Jan-21		53760.00	128397.70
	8-Apr-22	Badshahpur	13.344 acre	4.7444	2.8 crore/acre	2.8	13.2844	31.7278
3	TDR utilisation	71 of 2018	Roshni Builders		Fazilpur Zharsa			
	9611	GMUC-71	Commercial (TOD)	3900	As on 01-Jan-21		10920.00	117477.70
	8-Apr-22	Fazilpur Zharsa	7.84875 acre	0.9637	2.8 crore/acre	2.8	2.6984	29.0294
4	TDR utilisation	121 of 2008	Prompt		Fazilpur Zharsa			
	9611	GMUC-74	Mix Land Use (TOD)	8300	As on 01-Jan-21		16600.00	100877.70
	8-Apr-22	Begampur Khatola	7.44375	2.0510	2.0 crore/acre	2	4.1019	24.9274
5	TDR utilisation	15 of 2017	Manglam Multiplex Pvt. Ltd.		Badshahpur and Maidawas			
	9611	GMUC-65	Mix Land Use (TOD)	1550	As on 01-Jan-21		4340.00	96537.70
	8-Apr-22	Badshahpur and Maidawas (Both collector rates @ ₹ 2.8 Crores)	14.4125	0.3830	2.8 crore/acre	2.8	1.0724	23.8550
6	TDR utilisation	106 of 2021	Union Buildmart Pvt. Ltd.		Chauma			
	14288	GMUC-113	Mix Land Use (TOD)	11600	As on 01-Jan-22		31320.00	65217.70
	25-May-22	Chauma	15.03125	2.8664	2.7 crore/acre	2.7	7.7393	16.1156
7	TDR utilisation	15 of 2017	Manglam Multiplex Pvt. Ltd.		Badshahpur and Maidawas			
	19564	GMUC-65	Mix Land Use (TOD)	10250	As on 01-Jan-22		28700.00	36517.70
	8-Jul-22	Badshahpur and Maidawas (Both collector rates @ ₹ 2.8 Crores)	14.4125	2.5328	2.8 crore/acre	2.8	7.0919	9.0237
8	TDR utilisation	Commercial site of 3.16 acre in Residential Plotted Colony Sushant Lok-III	Paryapt Infrastructure Pvt. Ltd		Tigra			
		GMUC-57	Commercial (TOD)	700	As on 01-Jan-22		2520	33997.7006
		Tigra	3.16	0.172973785	3.6 crore/acre	3.6	0.622705626	8.4010

The request for utilization of TDR has been examined and the required fee and charges has been deposited for TDR utilization.

Accordingly, I hereby sanction the utilization of FAR 700 sqmt in commercial site of area measuring 3.16 acre falling in Residential Plotted Colony namely Sushant Lok-III sector-57 in the revenue estate of village Tigra, Gurugram. The balance notional land of TDR Certificate No. 01 of 2022 dated 07.04.2022 post this utilization is 4.2 acres.

Dated: _____
Place : Chandigarh



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

Endst no: LC-1257-D/JE(SJ)/2022/ 31476-

Dated: 18-10-2022

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

1. Benchmark Infotech Pvt. Ltd., C/o M3M India Ltd., Paras Twin Towers, 6th floor, Tower-B, Golf Course Road, Sector-54, Gurugram.
2. Paryapt Infrastructure Pvt. Ltd. unit no. SD/C/1, office/017A M3M, Urbana, sector-67, Gurugram-122102.
3. Chief Administrator, HSVP, Panchkula.
4. Director, Urban Estate, Haryana, Panchkula.
5. Land Acquisition Officer, Gurugram.
6. Senior Town Planner, Gurugram.
7. District Town Planner(P), Gurugram.
8. District Town Planner(Enf.), Gurugram.
9. Project Manager (IT) for updation on website.


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