

Directorate of Town & Country Planning, Haryana

SCO No. 71-75, 2nd Floor, Sector-17 C, Chandigarh, web site: www.tcpharyana.gov.in
Phone: 0172-2549349; email: tcphry@gmail.com

(LC-III, See Rule 10)

Regd. Post.

To

Manglam Multiplex Pvt. Ltd.,
GF-1, Vipul Plaza, Village Haiderpur Viran,
Sector-54, Gurugram – 122002.

Memo No. LC-3281-C-JE (MS)-2017/ 7320

Dated: 12/4/2017

Subject: - Letter of Intent for grant of licence for setting up Mixed Land Use (70% Residential/ 30% Commercial) Colony under TOD policy over an area measuring 14.4125 acres in the revenue estate of village Maidawas & Badshahpur, Sector-65, GMUC, Gurugram – Manglam Multiplex Pvt. Ltd.

Please refer to your application dated 02.05.2016, 16.09.2016 & 05.04.2017 on subject cited above.

Your request for the grant of license under Section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976 (Rules 1976) framed thereunder for the development of a Mixed Land Use Colony under TOD policy dated 09.02.2016 on the land measuring 14.4125 acres (10.4625 acres under Migration policy dated 18.02.2016 from licence no. 234 of 2007 (part area), 114 of 2014 & 122 of 2014 and 3.95 acres additional fresh applied land) with 350 FAR (70% Group Housing component & 30% Commercial component) in revenue estate of village Maidawas & Badshahpur, Sector-65, Gurugram Manesar Urban Complex has been examined/considered by the Department and it is proposed to grant license for Mixed Land Use Colony under the TOD policy dated 09.02.2016. 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 issuance of this notice, failing which the grant of license shall be refused.

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

1. **INTERNAL DEVELOPMENT WORKS (IDW)**

- | | | |
|----|--|-------------------------|
| A) | Tentative cost for GH area 10.08875 acres | = Rs 1008.88 Lacs |
| | @ Rs 100.00 Lac per acre | |
| B) | Tentative cost for Comm area 4.32375 acres | |
| | @ Rs. 100.00 lac per acre | = Rs 432.38 Lacs |
| C) | Total cost of Internal Development Works | = Rs 1441.26 Lacs |
| D) | 25% B.G. on account of IDW | = Rs 360.32 Lacs |

(valid for 5 years in favour of DTCP)

2. **EXTERNAL DEVELOPMENT CHARGES (EDC)**

- | | | |
|----|--|-------------------|
| A) | Charges for GH Development area 10.08875 | = Rs 6301.26 Lacs |
| | (@ Rs 624.58 Lac/acre) | |
| B) | Charges for Commercial Component 4.32375 | = Rs 4203.81 Lacs |
| | (@ Rs 972.26 Lac/acre) | |

C)	Total cost of Development	= Rs 10505.07 Lacs
	Less: Amount to be adjusted in respect of area to be migrated	= Rs. 1358.41 Lacs
D)	Balance amount payable	= Rs. 9146.66 Lacs
E)	25% bank guarantee required	= Rs 2286.67 Lacs
	(valid for 5 years in favour of DTCP)	

It is made clear that the Bank Guarantee of Internal Development Works has been worked out on the interim rates and you have to submit the additional bank guarantee if any, required at the time of approval of Service Plan/Estimate according to the approved layout plan. With an increase in the cost of construction and an increase in the number of facilities in the layout plan, you would be required to furnish an additional bank guarantee within 30 days on demand.

The EDC rates have been calculated on the basis of indexation mechanism for calculation of EDC dated 11.02.2016 in the State of Haryana. The EDC rates are based on 2015 year level and are effective from 01.01.2016 for the period upto 31.03.2019. In the event of increase of rates of external development charges, you will have to pay the enhanced rates of external development charges as finally determined and as and when demanded by the DTCP, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.

1. To execute two agreements i.e. LC-IV & LC-IV-A prescribed under Rules 1976 on Non-Judicial Stamp Paper of Rs 10/-. Two copies of specimen of the said agreements are enclosed herewith for necessary action.
2. To deposit an amount of **Rs. 5,78,76,614/-** (after adjusting the Rs. 64,70,160/- already paid for area under migration) on account of conversion charges through bank draft in favor of Director, Town & Country Planning, Haryana, payable at Chandigarh. You have option to either make payment of complete amount of conversion charges in compliance of LOI or 50% of same in compliance of LOI 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 through bank draft in favor 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. 27,86,43,536/-** (after adjusting the Rs. 9,60,81,464/- already paid for area under migration) on account of balance licence fee through bank draft in favor of Director, Town & Country Planning, Haryana, payable at Chandigarh. You have option to either make payment of complete amount of balance licence fee in compliance of LOI or additional 25% within in compliance of LOI 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 through bank draft in favor 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.

4. To deposit an amount of Rs. **13,41,52,992/-** on account of Infrastructure Augmentation charges through bank draft in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh. You have option to either make payment of complete amount of Infrastructure Augmentation charges in compliance of LOI or 50% of same in compliance of LOI 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 through bank draft 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.
5. That you shall pay the Infrastructure Development Charges amounting to **Rs.10,74,85,170/-** @ Rs.1,000/- per sq. mtr for the commercial area (350 FAR) & @ Rs. 625/- per sq. mtr for the GH component (350 FAR), in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
6. To submit an undertaking that you will integrate the services with the HUDA services as and when made available.
7. To submit an undertaking that you will have no objection to the regularization of the boundaries of the licensed land through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon the colonizer.
8. That you shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
9. 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.
10. To submit an undertaking that you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license 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.

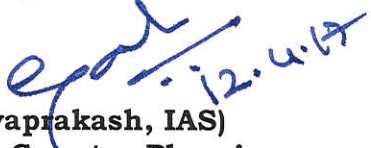
11. To submit an undertaking that you shall provide the rain water harvesting system as per central ground water Authority Norms/Haryana Govt. notification as applicable.
12. That you shall abide by the policy dated 03.02.2010, 14.06.2012, 21.03.2012 & 08.07.2013 as amended from time to time related to an allotment of EWS plots/flats.
13. To furnish an undertaking that the development/construction cost of 24/30 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land if any, alongwith the construction cost of 24/30 m wide road/major internal road as and when finalized and demanded by the Director General Town & Country Planning, Haryana.
14. To submit an undertaking that you shall provide the Solar Photovoltaic Power Plant System as provisions of HAREDA and shall be made operational where applicable before applying for an occupation certificate.
15. That you will intimate your official "email ID" to the Department and correspondence done by Department on this ID shall be treated as official intimation & legally valid.
16. To submit an affidavit duly attested by 1st Class Magistrate, to the effect that you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for License/change of land use under the provision of the Punjab Schedule Roads and Controlled Areas restrictions of Unregulated Development Act, 1963 or have not applied for license / permission under any other law for the time being in force.
17. You will submit the affidavit that the applied land does not exceed the ceiling prescribed in the Land Ceiling Act, 1972 at the time of application for licence.
18. That you will complete the demarcation at site within 7 days and will submit the demarcation Plan in the office of District Town Planner, Gurugram within 15 days of issuance of this memo.
19. To submit an undertaking that in compliance of Rule- 27 of Rules 1976 & Section-5 of Haryana development and Regulation of Urban Areas Act, 1975, you shall inform account number & full particulars of the scheduled bank wherein you have to deposit thirty percent of the amount from the flat holders for meeting the cost of internal development works in the colony.
20. To submit an undertaking that you shall deposit the labour cess as applicable as per rules before approval of building plans.



21. To submit an undertaking that at the time of booking of the plots / flats / commercial space in the licensed colony, if the specified rates of Plots/Flats/commercial space do not include IDC/EDC and are to be charged separately as per rates fixed by the Government from the plots / flats / commercial space owners, you shall also provide details of calculations per sq. mtrs. /per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
22. You shall submit an affidavit that there is no collaboration agreement enforced with any other person for the same land.
23. To submit an undertaking that you shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
24. That you shall give notice in three leading newspapers of English and Hindi (2+1) published in the District, one of which should be local newspaper, stating that the company under the migration policy dated 18.02.2016 of Town and Country Planning Department has proposed to migrate part of licence no. 234 of 2007 dated 16.10.2007, 114 of 2014 dated 20.08.2014 and 122 of 2014 dated 22.08.2014 granted for setting up of group Housing Colony in Sector-65, Gurugram for taking licence of Mixed Land Use Colony under TOD Policy dated 09.02.2016 and company has not created any 3rd party rights on that part/area of the licence no. 234 of 2007 dated 16.10.2007, 114 of 2014 dated 20.08.2014 and 122 of 2014 dated 22.08.2014 which is being migrated to Mixed Land Use Colony under TOD policy. If allottees of the licenced area in above licences have any objections to the above stated migration, the same may be submitted in the O/o District Town Planner, Gurugram within 15 days from the date of issue of public notice. You shall submit report clearly indicating the objections, if any, received by you from the allottees and action taken thereof alongwith an undertaking to the effect that the rights of existing allottees (if any) have not been infringed in the O/o DTP, Gurugram after expiry of 15 days time of public notice.
25. To enhance the paid up capital of Manglam Multiplex Pvt Ltd. upto 60.00 crores before grant of licence permission and to submit the relevant documents in this office.
26. The fee and charges being conveyed are subject to audit and reconciliation of accounts.

27. That you shall submit an undertaking that all the terms & conditions as stipulated in the notification regarding TOD policy dated 09.02.2016 and its corrigendum dated 16.11.2016 and amendment of zoning regulations of the Development Plan – GMUC dated 24.01.2017 and policy for migration of licence dated 18.02.2016 shall be complied with.

DA/Copy of specimen of agreements
and land schedule.


(T. L. Satyaprakash, IAS)
Director, Town & Country Planning,
Haryana, Chandigarh *ms an*

Endst. LC-3281-C-JE (MS)2017/

Dated:

A copy is forwarded to the following alongwith copy of land schedule, with direction to verify demarcation at the site.

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


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

To be Read with Loi memo No 7320-22 Dated 12/4/2017

Details of land owned by Manglam Multiplex Private Limited, District Gurgaon.

Village	Rect No.	Kila No	Total Area K - M	Area Applied K- M
Badshahpur	14	24/2	1-15	0 -17
		25/2	5-12	4 - 8
	15	21/1	6 - 9	6 - 0
		21/2	1 -11	1- 11
		22	8 - 0	8 - 0
		23	8 - 0	8 - 0
	20	1	8 - 0	8 - 0
		2	8 - 0	8 - 0
		3	8 - 0	8 - 0
		9	5 -13	5 -13
		10	5 -11	5 -11
	21	5/1	0 -18	0 -18
		3/2	4 - 2	3 - 0
		4	8 - 0	7 -15
		5/2	7 - 2	7 - 2
		6	5 - 9	5 - 9
		7	1 - 18	1- 18
Maidawas	2	17	2 - 13	2 - 13
		18/1	4 -11	4 - 11
		23/2	4 - 0	4 - 0
		24	8 - 0	8 - 0
	12	4	8 - 0	6 - 0
Total				115- 6 or 14.4125 acres


 Director,
 Town & Country Planning
 Haryana 

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 10.06.2022, Benchmark Infotech Pvt. Ltd., has requested to utilize 10250 sqmt in Residential area in licence no. 15 of 2017 dated 02.05.2017 granted for setting up of Group Housing Colony over area measuring 14.4125 acres in the revenue estate of village Badhshahpur and Maidawas, Sector-65, 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	Appin.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
	08-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
	08-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
	08-Apr-22	Begampur Khatoia	7.44375	2.0519	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
		Badshahpur and Maidawas (Both collector rates @ ₹						
	08-Apr-22	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			
		GMUC-65	Mix Land Use (TOD)	10250	As on 01-Jan-22		28700.00	36517.70
		Badshahpur and Maidawas (Both collector rates @ ₹						
		2.8 Crores)	14.4125	2.5328	2.8 crore/acre	2.8	7.0919	9.0237

The request for utilization of TDR has been examined and the applicant company has submitted the required fee and charges for TDR utilization.

Accordingly, I hereby sanction the utilization of FAR 10250 sqmt in Residential area in licence no. 15 of 2017 dated 02.05.2017 granted for setting up of Group Housing Colony over area measuring 14.4125 acres in the revenue estate of village Badhshahpur and Maidawas, Sector-65, Gurugram. The balance notional land of TDR Certificate No. 01 of 2022 dated 07.04.2022 post this utilization is 4.511 acres.

Dated: _____
Place : Chandigarh



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

Endst no: LC-1257-D/JE(DS)/2022/ 19564

Dated: 08-07-2022

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. Manglam Multiplex Pvt. Ltd. LGF, F-22, Sushant Shopping Arcade, Sushant Lok, Ph-1, Gurugram-122002.
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.


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

Endst no: LC-1257-D/JE(DS)/2022/ 19573

Dated: 08-07-2022

The TDR certificate no. 01 of 2022 dated 08.04.2022 received in original from Benchmark Infotech Pvt. Ltd., C/o M3M India Ltd., Paras Twin Towers, 6th floor, Tower-B, Golf Course Road, Sector-54, Gurugram is hereby returned in original alongwith following updated detail of utilisation:

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
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	Balance						0.00	182157.70
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	9611	GMUC-67	GH	19200	As on 01-Jan-21		53760.00	128397.70
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4	TDR utilisation	121 of 2008	Prompt		Fazilpur Zharsa			
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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
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	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
	08-07-22	Badshahpur and Maidawas (Both collector rates @ ₹ 2.8 Crores)	14.4125	2.5328	2.8 crore/acre	2.8	7.0919	9.0237

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

Endst no: LC-1257-D/JE(DS)/2022/ 19573-76 Dated: 08-07-2022

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

1. Senior Town Planner, Gurugram.
2. District Town Planner(P), Gurugram.
3. District Town Planner(Enf.), Gurugram.
4. Project Manager (IT) for updation on website.

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