

**Order  
Urban Local Bodies  
Haryana Chandigarh**

No. DULB/CTP/TP-Sohna/2020/1996

Date 13-03-2020

In exercise of the powers conferred under Section 203 of the Haryana Municipal Act, 1973 (Act 24 of 1973, the Government of Haryana hereby sanctions the Town Planning Scheme under Affordable Plotted Colony (Deen Dayal Jan Awas Yojna - 2016) over an area measuring 8.28125 acres comprised in khasra nos. 221//6/1, 15/1, 222//4/2/1, 5/1, 6/2/1, 8, 9/1/2, 10/1, 13, 223//1/1, 1/2, 10/1 and 22 of village Mauza Sohna and the limits of Municipal Council, Sohna Distt. Gurugram belonging to M/s MV Buildcon Pvt. Ltd. and Smt. Shakuntla Devi W/o Sh. Mahinder Pratap. The particulars of the land, wherein the aforesaid Affordable Residential Plotted Town Planning Scheme is to be set up, are given in the Schedule annexed hereto.

1. The Town Planning Scheme is approved subject to the following conditions:

- (i) That the affordable residential plotted scheme will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
- (ii) That the conditions of the agreements already executed are duly fulfilled and the provisions of the Haryana Municipal Act, 1973 are duly complied with.
- (iii) That you will pay the following fee/charges
  - a. The Infrastructure Development charges amounting to Rs. 175.564 lacs. in two equal instalments. First instalment will be due within 60 days of approval of Town Planning Scheme and second instalment within six months of approval of Town Planning Scheme failing which 18% PA interest will be liable for the delayed period.
  - b. The External Development Charges of Rs. 5,14,47,000/- (after adjustment of Rs. 1,45,87,500/- already deposited for this TP Scheme) in six half yearly instalments each with normal interest of 12% per annum and penal interest of 3% for the delay period in favour of Director, Urban Local Bodies Haryana. However, vide order dated 1.8.2018, the Competitive Commission of India (CCI) has imposed stay on charging of EDC and the interest thereon for the area falling within the Development Plan of Sohna because the Development Plan has not been executed. You shall be liable to deposit the IDC/EDC as per the above mentioned schedule as and when the decision is taken by the Competitive Commission of India or any higher court in favour of the State of Haryana in this regard.
- (iv) That you shall maintain and upkeep 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 space, public parks and public health services free of cost to the Municipal Council, Sohna.
- (v) That you shall integrate the services of Haryana Shahari Vikas Pradhikaran / Municipal Council, Sohna as and when made available.
- (vi) That you shall not submitted any other application for approval of Town Planning Scheme / grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Municipal Act, 1973/ the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the Haryana Municipal Act, 1973.
- (vii) That you will transfer 10% area of the Town Planning Scheme free of cost to the Government for provision of community facilities. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly, make provisions. The said area will be earmarked on the layout plan to be approved along with the Town Planning Scheme.
- (viii) That you understand that the development/construction cost of 24m/18m major internal roads is not included in the EDC rates and they shall pay the

proportionate cost for acquisition of land, if any, alongwith the construction cost of 24m/18m wide major internal roads as and when finalized and demanded by the Department.

- (ix) That you shall obtain NOC/clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- (x) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of the Director, Urban Local Bodies Haryana till these services are made available from External Infrastructure to be laid by Haryana Shahari Vikas Pradhikaran/Municipal Council, Sohna or any other agency and provisions of EDC facilities may take long time and you shall not claim any damages against the Department for loss occurred if any.
- (xi) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- (xii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (xiii) That the provision of solar Photovoltaic Power Plant shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an occupation certificate.
- (xiv) That you shall use only LED fitting for internal lighting as well as campus lighting.
- (xv) 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 approval of Town Planning Scheme to enable provisions of site in the scheme area for Transformers/Switching Stations/Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- (xvi) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of non inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per sqm/per sft. to the allottees while raising such demand from the plot owners.
- (xvii) That you shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- (xviii) That you shall arrange power connection from UHBVNL/DHBVNL for electrification of the scheme area and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- (xix) That you shall complete the project within five years(3+2 years) from date of grant of approval of Town Planning Scheme as per clause 1(ii) of the policy notified on 1.4.2016.
- (xx) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- (xxi) That you will pay the labour cess as per policy instructions issued by Haryana Government vide memo Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- (xxii) That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of internal development works in the colony.
- (xxiii) That no further sale shall take place after submitting application for approval of Town Planning Scheme.
- (xxiv) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.

- (xxv) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- (xxvi) That you shall abide by the terms and conditions of the policy notified on 1.4.2016.
- (xxvii) That the provisions of the Haryana Real Estate (Regulation and Development) Act, 2016 and rules framed there under shall be followed by the applicant in letter and spirit.
2. That the 50% saleable area in the layout plan, to be issued along with the license along with revenue detail, which is to be freezed as per clause 5(i) of the policy dated 1.4.2016. The area so freezed shall be allowed to sell only after completion of all Internal Development Works in the scheme.
3. The Town Planning Scheme is valid for three years and may be further renewed by the Government for additional two years subject to payment of extension fee. No further extension will be permitted.

Dated:

O/C

(S.N Roy)

Additional Chief Secretary to Govt. Haryana,  
Urban Local Bodies Department.

Endst . no. DULB/CTP/TP-Sohna/2020/1997-99 Dated: 13-03-2020

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

- i. The Deputy Commissioner, Gurugram.
- ii. The District Town Planner (E), Gurugram.
- iii. The Executive Officer, Municipal Council, Sohna.

O/C

(Sunil Verma)

Assistant Town Planner,  
for Director General, Town & Country Planning  
Haryana, Panchkula.



To

M/s M.V Buildcon Pvt. Ltd. & others  
R/o H.No. 60, ward no. 06, Sohna  
District Gurugram

Memo no. DULB/CTP/TP-Sohna/2023/ 4930

Dated: 26/06/2023

**Subject: Regarding defreezing of the plots/saleable area in the Town Planning Scheme Affordable Plotted Colony/ Deen Dayal Jan Awas Yojna-2016) over an area measuring 8.2815 acres and extension of Town Planning Scheme in the revenue estate of village Mauja Sohna District Gurugram-M.V Buildcon Pvt. Ltd and Smt. Shakuntla Devi.**

Please refer to your application dated 25.05.2023 and 26.05.2023 on the matter cited as subject above.

It is informed that Town Planning Scheme under DDJAY over land measuring 8.28125 acres bearing in khasra nos 221//6/1, 15/1, 222//4/2/1, 5/1, 6/2/1, 8, 9/1/1, 10/1, 13, 223//1/1, 1/2, 10/1, and 22 falling in the revenue estate of village Muza Sohna was approved by the Government vide order dated 12.03.2020.

Now, your request to allow defreezing of 30% residential plot as per the amendment in policy under the Deen Dayal Jan Awas Yojna-Affordable Plotted Housing Policy has been considered and accordingly the revised/amended layout plan has been approved by the competent authority. The revised/amendment layout plan is enclosed for further necessary action.

Regarding the extension of TP Scheme, it is informed that the Town Planning Scheme approved vide order dated 12.03.2020 is valid for a period of 5 years i.e. upto 12.03.2025, hence no extension is required upto 12.03.2025.

Further, two copies of mortgagee deed for mortgage of 5% extra plotted area as per the amended DDJAY policy in lieu of IDW/EDC, duly signed by the Director, Urban Local Bodies are enclosed for register the same from revenue authority on requisite stamp fee as determined by revenue authority and resubmit the same in this office.

D.A: As above

(Sunil Verma)  
Assistant Town Planner,  
for Director, Urban Local Bodies,  
Haryana, Panchkula.