

## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh

Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com

website:-http://tcpharyana.gov.in

Regd.

(LC-III, See Rule 10)

To

Sh. Ajay Singh-Vijay Singh S/o Sh. Lala Ram,  
Sh. Hemant S/o Sh. Ameer Singh &  
In collaboration with Logicsoft E-Solution Pvt. Ltd.,  
Chintels Corporate Park,  
Sector-114, Gurugram.

Memo No. LC-4608/JE(RK) 2022/ 35110

Dated: 23-11-2022

**Subject:** Request for grant of licence for setting up of Mix Land Use (80% Residential and 20% Commercial) under TOD policy dated 09.02.2016 (after migration from licence no. 6 of 2018 dated 15.01.2018 granted for IT Park on an area measuring 5.51 acres) on the land measuring 5.51 acres in the revenue estate of village Pawala Khusrupur, Sector-106, Gurugram Manesar Urban Complex- Logicsoft E-Solution Pvt. Ltd.

Please refer to your application dated 13.09.2021 on the 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 framed thereunder for the development of a Mix Land Use (80% Residential and 20% Commercial) under TOD policy dated 09.02.2016 on the land measuring 5.51 acres in the revenue estate of village Pawala Khusrupur, Sector-106, Gurugram Manesar Urban Complex. 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 guarantees on account of Internal Development Charges and the External Development Charges for the amount calculated as under:-

### (A) INTERNAL DEVELOPMENT WORKS (IDW)

A)	Area under Commercial Component 1.102 acres	
	@ ₹ 50.00 Lac per acre	
	1.102 X 50 Lac	= ₹ 55.1 Lacs
B)	Area under residential 4.408 acres	
	@ ₹ 50.00 Lac per acre	
	4.408 X 50 Lac	= ₹ 220.4 Lacs
C)	Cost of community site	= Nil
D)	Total cost of Internal Development Works	= ₹ 275.5 Lacs
E)	25% B.G. on account of IDW	= ₹ 68.875 Lacs

Director General  
Town & Country Planning  
Haryana, Chandigarh 1.

**(B) EXTERNAL DEVELOPMENT CHARGES (EDC)**

External Development Charges(EDC)	2774.1637 lacs	1162.81 lacs have been adjusted against EDC deposited in licence no. 6 of 2018 dated 15.01.2018	<p>25% of the BG i.e. 402.8384 Lacs within 60 days from the issuance of in-principle approval.</p> <p><u>Option No. 1:-</u></p> <p>Deposit lump sum amount Rs. 1611.3537 Lacs within 30 days from the issuance of final permission</p> <p><u>Option No. 2:-</u></p> <p>EDC to be paid as per existing procedure in 10 equal half yearly instalments with interest @ 12% and 3% additional on delayed period. 1<sup>st</sup> instalment would be paid within 30 days from the final approval.</p>
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Or

\* You shall have an option to furnish mortgage deed against 10% of the saleable area/built up area each against IDW as well as EDC. Thus in case you do not wish to submit any BG, you shall mortgage 20% of saleable area/built-up area in the same licenced colony.

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 building plan. With an increase in the cost of construction and an increase in the number of facilities in the building plan, you would be required to furnish an additional bank guarantee within 30 days on demand.

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 DGTCP, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.

2. To execute two agreements i.e. LC-IV & LC-IV-A prescribed on Non-Judicial Stamp Paper of ₹ 10/-. Two copies of Specimen copies of the said agreements are enclosed herewith for necessary action. Further, following additional clauses shall be added in LC-IV agreement as per Government instruction dated 14.08.2020:-

1. That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee

*ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.*

- II. *That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.*
  - III. *That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.*
  - IV. *The implementation of such mechanism shall, however, have no bearing on EDC installment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC installments that are due for payment that paid as per the prescribed schedule.*
3. To deposit an amount of Rs. 95,80,855/- on account of conversion charges in favour of Director General, Town & Country Planning, Haryana, payable at Chandigarh be deposited online at website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in). 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 in favour of Director General, 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. 5,31,29,709/- on account of licence fee in favour of Director General, Town & Country Planning, Haryana, payable at Chandigarh be deposited online at website i.e. [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in). 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 in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh be deposited online at website [www.tcpharyana.gov.in](http://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.
  5. To deposit an amount of Rs. 7,70,26,552/- on account of Infrastructure Augmentation charges in favour of Director General, Town & Country Planning, Haryana, payable at Chandigarh be deposited online at website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in). 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 in favour of Director General, Town & Country Planning, Haryana, Chandigarh be deposited online at website [www.tcpharyana.gov.in](http://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.

6. That you shall pay the Infrastructure Development Charges amounting to Rs. 2,35,14,631/-, in two equal instalments. First Instalment will be due within 60 days of grant of license and second Instalment within six months of grant of license falling which 18% PA interest will be liable for the delayed period.
7. To submit an undertaking that you will integrate the services with the HSVP/GMDA services as and when made available.
8. 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 HSVP/GMDA 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.
9. 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.
10. To submit an undertaking to the effect that you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from external infrastructure to be laid by HSVP/GMDA.
11. 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.
12. 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.
13. That you shall abide by the policy dated 26.02.2021 as amended from time to time related to an allotment of EWS plots/flats.
14. 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.
15. 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.
16. 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.

17. To submit an affidavit duly attested by 1<sup>st</sup> 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.
18. That 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.
19. 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.
20. 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.
21. To submit an undertaking that you shall deposit the labour cess as applicable as per rules before approval of building plans.
22. 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.
23. That you shall submit an affidavit that there is no collaboration agreement enforced with any other person for the same land.
24. 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.
25. The fee and charges being conveyed are subject to audit and reconciliation of accounts.
26. 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 shall be complied with.

28. That you shall submit the report from DRO/Deputy Commissioner, Gurugram regarding ownership of the applied land.
29. That you shall submit the NOC from the Divisional Forest Officer regarding Applicability Forest Law/ Notification before grant of licence.
30. That you shall enhance the paid up capital upto Rs. 9 crore before grant of licence.

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

Endst. No LC-4608/JE(RK)/2022

Dated:

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

1. Deputy Commissioner, Gurugram.
2. Chief Executive Office, GMDA, Gurugram.
3. Senior Town Planner, Gurugram.
4. District Revenue Officer, Gurugram.
5. District Town Planner (P) Gurugram.

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

To be read with LOI Memo No. 35110 Dated 23/11/2022 of 2022

Detail of land owned by Ajay Singh-Vijay Singh Ss/o Lala Ram Equal share

Village	Rect. No.	Killa No.	Area (K-M-S)
Pawala Khusrupur	18	1/2	5-8-0
		2	8-0-0
		8/2	5-14-0
		9/1	7-7-6
		10/1/1	1-11-7
	10	21/2/2	1-8-2
		22/2/2	2-9-0
		23/1/2/2/1	0-15-0
	18	3/1/2	5-10-0
		8/1/2	1-8-0
	Total		

Detail of land owned by Hemant S/o Ameer Singh 202/810 share, Ajay s/o Lala Ram

608/810 share

Village	Rect. No.	Killa No.	Area (K-M-S)
Pawala Khusrupur	18	13/1/2	4-10-0

Grand Total 44K-1M-6S

Or 5.510 Acres

  
Director General  
Town & Country Planning  
Haryana, Chandigarh  




**HARYANA GOVERNMENT**  
TOWN AND COUNTRY PLANNING DEPARTMENT

**Notification**

The 9th February, 2016

**No. CCP(NCR)/TOD/2016/343.-**

**1. Background**

The Council of Ministers in its meeting held on 17.08.2014 approved a policy document prescribing parameters for creating Transit Oriented Development (TOD) as a means of densification of the corridors along the MRTS Projects and also as a source of generating revenue for financing these MRTS projects. The larger objective of TOD is to create an enabling environment for maximum usage of such Transit Systems and to wean away people from the usage of private vehicles. Subsequent to approval of the CMM, the notification prescribing the parameters was published *vide* notification dated 05.09.2014.

After publication of this policy, a number of suggestions were received from organizations like CREDAI, PHD Chamber of Commerce, real estate developers and other individuals. The policy was accordingly re-examined in view of the suggestions so received. In order to give final shape to the changes in the existing policy, a Task Force was constituted under the Chairmanship of Director General, Town & Country Planning Department, Haryana. The recommendations of the Task Force were considered and approved by the Government. Accordingly, a revised policy document has been prepared.

**2. Need for the Policy**

Whereas, the MRTS Projects have become necessity to ease the ever increasing traffic load on urban roads, these projects also accelerate the economic growth on account of improved mobility. However, the MRTS Projects are highly capital intensive and require long tenure funding at low rates of interest to make these sustainable. Various experiences show that these being social sector projects, recovering the cost from the 'Fare Box' is unlikely. Further, these projects are largely financed by the public sector because the private sector participation either independently or through PPP Mode is minimal. The financing of such public projects is mainly is through budgetary support of Central Government, State Government and through loans from multilateral/financial institutions. There is an urgent need to look for alternative financing mechanism by resorting to innovative methods for creating resources for such projects. The Ministry of Urban Development, Government of India has advised the State Government to create a dedicated 'Urban Transport Fund' and also to set up an Urban Metro Rail Transport Authority for arranging finances and implementing the MRTS Projects.

One of the methods is to re-densify the corridor along these MRTS Projects by increasing the density and FAR. Such re-densification will require levy of dedicated fee and charges which can be one of the sources for augmenting the 'Urban Transport Fund'. This process of re-densification is also known as Transit Oriented Development (TOD). This further enables to achieve the objective of creating the MRTS because re-densification leads to intensive use of the system, thereby, reducing the dependency on use private vehicles. This is a established fact that the development of MRTS Corridors leads to exponential increase in real estate prices along these corridors. Therefore, the Government should share part of this increase by way of levying of fee and charges, cess etc. against increased density/FAR and these will help in the funding the cost of the project partly. TOD is also part of the 'Mission Statement and Guidelines for Smart Cities' issued by Government of India. The parameters of the policy are detailed as below:-

**3. Definition of TOD**

Transit Oriented Development is essentially any development, macro or micro that is focused around/along a transit node/corridor and facilitates complete ease of access to the transit facility, thereby inducing people to prefer to walk and use public transportation over personal modes of transport.

The primary goals of TOD are to:-

- (i) Reduce/discourage private vehicle dependency and induce public transport use – through design, policy measures and enforcement.
- (ii) Provide easy public transport access to maximum number of people within walking distance – through densification and enhanced connectivity.

**4. TOD Zones**

In order to ensure optimum utilization of scarce land resources and to provide opportunities for restructuring along MRTS corridors, TOD will be allowed. However, in the first phase, TOD will be allowed on the designated metro corridors given in the Annexure. Proposed MRTS on SPR and NPR in Gurgaon-Manesar Urban Complex have