

ORDER
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

TDR Utilization Certificate No. 28 of 2024

Whereas, Transferable Development Rights (TDR) certificate no. 1-2747 of 78/2023 was granted under the Haryana Development & Regulation of Urban area Act, Haryana Development and Regulations of Urban Areas Act, 1975 & the Rules made thereunder to Conmin Projects India Pvt. Ltd.

Whereas, application dated 07.12.2023 received from Experion Developers Pvt. Ltd. with consent of Experion Developers Pvt. Ltd. for allocation of FAR 11863.62 Sqm. after utilization of 439 Certificates (50 Sqm. face value each) i.e. TDR certificate no. 1210-1648 of 78/2023 (Part of TDR certificate no. 1-2747 of 78/2023 dated 11.10.2023) on the Group Housing Project (GH-3 allotted by HSVP through e-auction) over an area measuring 5.324 acres falling in the revenue estate of Village-Tikri, Sector-48, GMUC was examined as per TDR policy dated 16.11.2021 and in-principle approval issued memo. no. 430 dated 03.01.2024.

The company vide application dated 02.04.2024 has also submitted the requisite undertaking/indemnity bond and deposited the requisite fee/charges amounting to Rs.1,42,36,344/- on account of IAC-TDR, Rs. 2,37,27,240/- on account of IAC-TOD and an amount of Rs.6,97,52,078/- lacs on account of EDC as demanded vide in-principle approval memo. no. 430 dated 03.01.2024, which is found in order.

Accordingly, I hereby sanction the additional FAR i.e. 11863.62 Sqm. after utilization of 439 Certificates (50 Sqm. face value each) i.e. TDR certificate no. 1210-1648 of 78/2023 (Part of TDR certificate no. 1-2747 of 78/2023 dated 11.10.2023) on the Group Housing Project (GH-3 allotted by HSVP through e-auction) over an area measuring 5.324 acres falling in the revenue estate of Village-Tikri, Sector-48, GMUC as per TDR policy dated 16.11.2021 & Rule 12A of Rules, 1976. The TDR Certificate No. 1210-1648 of 78/2023 (Part of TDR certificate no. 1-2747 of 78/2023 dated 11.10.2023) hereby stand extinguished.

The TDR utilization certificate shall include the detail of utilization calculated as under:

1. **TDR Holder:** Experion Developers Pvt. Ltd.
2. **Notional land of TDR certificate in Sqm:** 137392.997 Sqm.
(TDR Certificate No. 1-2747 of 78/2023)
3. **Available built up area on Notional land in Sqm:** 43900 Sqm.
(TDR Certificate No. TDR Certificate Nos. 1-961, 962-1209, 1649-1928 and 1929-2747 (part of TDR certificate no. 1-2747 of 78/2023) transferred to Pyramid Infratech Pvt. Ltd., Experion Developers Pvt. Ltd. & Keywest Eduinfra & Services Pvt. Ltd. respectively)
4. **Licence No./ Property details where TDR is to be utilized)**
On Group Housing Project (GH-3 allotted by HSVP through e-auction) over an area measuring 5.324 acres falling in the revenue estate of Village-Tikri, Sector-48, GMUC.
5. **Revenue Estate where TDR is to be utilized:** Tikri, Sector-48, GMUC.

6. Weighted average of collector rate of area where TDR is to be utilized as on 1st Jan for the year of submission of TDR utilization application (In Crore/acre): ₹3.7 crores per acre
7. Built up area proposed for utilization in Sqm: 11863.62 Sqm.
8. Applicable Built up area to be deducted for proposed utilization (6X7): 43895.394 Sqm (say 43900 sqmtr as no terminal certificate therein).
9. Balance BUA in TDR in Sqm. (3-8): Nil.
10. Balance notional land in TDR in acre (9X0.5): Nil.
11. Balance no. of TDR certificate: Nil
12. Area of last TDR certificate in Sqm: Nil.

Dated: _____
Place : Chandigarh

(Amit Khatri, I.A.S)
Director, Town & Country Planning
Haryana, Chandigarh

Endst No. TDR-111/JE(SK)/2024/ 14400-08 Dated: 15-05-2024

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

1. Experion Developers Pvt. Ltd., 8th floor, Wing-B, Milestone Experion Centre, Sector-15-II, Gurugram.
2. Conmin Projects India Pvt. Ltd., H. No. 38, Ground Floor, M2K White House, Sector-57, Gurugram.
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.

(Sunena)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh