Directorate of Town & Country Planning, Haryana
Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhaya Marg
Chandigarh; Phone:0172-2549349
e-mail:tcpharyana7@gmail.com; http://tcpharyana.gov.in

Regd.

To

Growmore Buildtech Pvt. Ltd. and other
In collaboration with A&D Estates Pvt. Ltd.
Plot No. 77, SS House, Sector 44,
Gurugram-122003.

Memo No. LC-1660/Asstt.(AK)/2019/ 21341 Dated: 05-09-2019

Subject: **Request for allocating of FAR of 3.50 for Group Housing colony measuring 11.418 acres under Licence no. 195 of 2008 dated 22.11.2008 in Sector 83, Gurugram Manesar Urban Complex being developed by Growmore Buildtech Pvt. Ltd. and others in collaboration with A&D Estates Pvt. Ltd.**

Please refer your application dated 10.08.2019 on the matter as subject cited above.

2. Your above referred application for grant of allocating FAR of 350 under Transit Orient Development policy dated 09.02.2016 subsequently amended time to time for Group Housing Colony measuring 11.418 acres under Licence no. 195 of 2008 dated 22.11.2008 in Sector 83, Gurugram has been considered and in-principle approval in this regard is hereby granted subject to fulfillment of following conditions within a period of 60 days:-

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. 76,52,614/- 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 approval or 50% of same in compliance of in-principle approval 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.3,59,16,304/- on account of 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 approval or additional 25% within in compliance of in-principle approval i.e. within 60 days and balance 50% in two equal instalments 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,

Director
Town & Country Planning
Haryana, Chandigarh

payable at Chandigarh be deposited online at website www.tcpharyana.gov.in. If option of making payment in instalments 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.18,66,54,048/- 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 approval or 50% of same in compliance of in-principle approval and balance 50% in two equal instalments 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 be deposited online at website www.tcpharyana.gov.in. If option of making payment in instalments is opted, then building plans will be approved only after recovery of full fee and charges as per aforesaid stipulation.
5. To furnish the Bank Guarantee of ₹ 894.90 lacs on account of EDC in favour of Director, Town & Country Planning, Haryana. To deposit lump sum amount Rs. **3579.62** Lacs within 30 days or paid the EDC as per existing procedure in 10 equal half year installments with interest @ 12% and 3% additional on delayed period. 1st installment would be paid within 30 days from the final approval.
6. To furnish the Bank Guarantee of ₹ 1,64,36,138/- on account of IDW in favour of Director, Town & Country Planning, Haryana in favour of Director, Town & Country Planning, Haryana.
7. To furnish an undertaking on non-judicial stamp paper of Rs. 10/- to the following effect:-

    a) That applicant company will 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 installments with interest @ 12% per annum and 3% per annum additional on delayed period.

    b) That applicant company will deposit an amount of ₹ **5,07,50,089/-** on account of Infrastructure Development Charges in two installments, first within 60 days from issuance of license and second within six months. Any default in this regard will attract interest @ 18% per annum for the delayed period.

8. To submit an undertaking that you will integrate the services with the HUDA services as and when made available.
9. 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.
10. 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.
11. 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 HSVP.

12. 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.
13. 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.
14. 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.
15. 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, Town & Country Planning, Haryana.
16. 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.
17. 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.
18. 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. 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. The fee and charges being conveyed are subject to audit and reconciliation of accounts.

25. 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.

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

Endst. No LC-1660-Asstt.(AK)-2019/ Dated:

A copy is forwarded to the following alongwith copy of land schedule for information and necessary action.

1. Chief Administrator HSVP, Sector-6, Panchkula.
2. Additional Director, Urban Estates, Sector-6, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram, with the direction to verify demarcation at the site.
5. CAO O/o DTCP, Haryana.

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

Directorate of Town & Country Planning, Haryana
Nagar Yojana Bhawan, Plot No. 3, Block-A Sector 18A, Madhaya Marg
Chandigarh; Phone:0172-2549349
e-mail:tcpharyana7@gmail.com; http://tcpharyana.gov.in

Regd.

(LC-III, See Rule 10)

To

Growmore Buildtech Pvt. Ltd.
In collaboration with A&D Estates Pvt. Ltd.
Plot No. 77, SS House, Sector 44,
Gurugram-122003.

Memo No. LC-4111/Asstt.(AK)/2019/21356 Dated: 05-09-2019

Subject: **Letter Of Intent for grant of licence for setting up of Group Housing Colony over an additional area measuring 1.19375 acre under TOD policy (in addition to licence no. 195 of 2008) in the revenue estate of village Sihi, Sector-83, Gurugram- Growmore Buildtech Pvt. Ltd. in collaboration with A&D Estates Pvt. Ltd.**

Please refer your application dated 09.08.2019 on the matter as subject cited above.

Your above referred application for grant of allocating FAR of 350 under Transit Orient Development policy dated 09.02.2016 subsequently amended time to time for Group Housing Colony over an additional area measuring 1.19375 acre under TOD policy (in addition to licence no. 195 of 2008) in the revenue estate of village Sihi, Sector-83, Gurugram has been considered and letter of intent approval in this regard is hereby granted subject to fulfillment of following conditions within a period of 60 days:-

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. 15,90,027/- 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 approval or 50% of same in compliance of in-principle approval and balance 50% in two equal instalments 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 instalments is opted, then building plans will be approved only after recovery of full fee and charges as per aforesaid stipulation.

Director
Town & Country Planning
Haryana, Chandigarh

3. To deposit an amount of Rs. 74,92,342/- on account of 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 approval or additional 25% within in compliance of in-principle approval i.e. within 60 days and balance 50% in two equal instalments 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

instalments 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. 1,95,14,665/- 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 approval or 50% of same in compliance of in-principle approval and balance 50% in two equal instalments 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 be deposited online at website www.tcpharyana.gov.in. If option of making payment in instalments is opted, then building plans will be approved only after recovery of full fee and charges as per aforesaid stipulation.

5. To furnish the Bank Guarantee of ₹ 186.917 lacs on account of EDC in favour of Director, Town & Country Planning, Haryana. To deposit lump sum amount Rs. **747.668** Lacs within 30 days or paid the EDC as per existing procedure in 10 equal half year installments with interest @ 12% and 3% additional on delayed period. 1st installment would be paid within 30 days from the final approval.

6. To furnish the Bank Guarantee of ₹ 14,92,188/- on account of IDW in favour of Director, Town & Country Planning, Haryana in favour of Director, Town & Country Planning, Haryana.

7. To furnish an undertaking on non-judicial stamp paper of Rs. 10/- to the following effect:-

   a) That applicant company will 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 installments with interest @ 12% per annum and 3% per annum additional on delayed period.

   b) That applicant company will deposit an amount of ₹ **1,05,99,755/-** on account of Infrastructure Development Charges in two installments, first within 60 days from issuance of license and second within six months. Any default in this regard will attract interest @ 18% per annum for the delayed period.

8. To submit an undertaking that you will integrate the services with the HUDA services as and when made available.

9. 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.

10. 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.

11. 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 HSVP.

12. 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.

13. 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.

14. 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.

15. 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, Town & Country Planning, Haryana.

16. 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.

17. 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.

18. 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.

19. 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.

20. 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.

21. 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.

22. To submit an undertaking that you shall deposit the labour cess as applicable as per rules before approval of building plans.

23. 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.

24. You shall submit an affidavit that there is no collaboration agreement enforced with any other person for the same land.

25. 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.

26. The applicant company will enhance the paid up capital from 1.00 lacs to 3.00 Cr. before the grant of licence and submit the PAS Form-3 showing the paid up capital.

27. The fee and charges being conveyed are subject to audit and reconciliation of accounts.

28. The applicant company shall submit afresh registered collaboration with Growmore Buildtech Pvt. Ltd. containing the clauses of irrevocability and responsibility of developer and purpose alongwith registered General Power of Attorney

29. 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.

DA/schedule of land.

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

Endst. No LC-4111-Asstt.(AK)-2019/ Dated:

A copy is forwarded to the following alongwith copy of land schedule for information and necessary action.

1. Chief Administrator HUDA, Sector-6, Panchkula.
2. Additional Director, Urban Estates, Sector-6, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram, with the direction to verify demarcation at the site.

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

To be read with LOI Memo No 21356 dated 05-09- of 2019

Detail of land owned by Growmore Buildtech Pv.Ltd.

Village	Rect No	Killa No	Area (K-M)
Sihi	47	19/2	0-13
		20/1/2	0-14
		20/2/2	0-4
		21/1/1	0-8
		21/2/1	1-12
		22/1/1	2-0
		23/1/1	1-2
	48	16/2	0-18
		25/1	2-0
		Total	**9-11**

Or 1.19375 Acres

Director,
Town & Country Planning
Haryana

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18 A, Madhya Marg,
Chandigarh, web site: tcpharyana.gov.in
Phone: 0172-2549349; E-mail: tcpharyana7@gmail.com

Regd.

To

Growmore Buildtech Pvt. Ltd and Others
In Collaboration with A & D Estates Pvt. Ltd.
Plot No. 77, SS House, Sector 44,
Gurugram-122003.

Memo No. LC-1660/JE(SB)/2023/ 3579 Dated: 07/02/2023

Subject: **Request for allocating of FAR of 3.50 for Group Housing colony measuring 11.418 acres under Licence No. 195 of 2008 dated 22.11.2008 in Sector 83, Gurugram Manesar Urban Complex.**

Please refer your application dated 10.08.2019, 26.07.2022 & 22.08.2022 on the matter as subject cited above.

2. Permission to avail benefit under TOD policy for enhancement of FAR from existing 1.75 to 3.50 for the license granted for development of Residential Group Housing colony measuring 11.418 acres under Licence No. 195 of 2008 dated 22.11.2008 in Sector 83, Gurugram Manesar Urban Complex is hereby granted after receipt of requisite fee & charges subject to following conditions: -

a) That you shall deposit an amount of **Rs. 37,75,614/-** on account of balance conversion charges, **Rs. 3,53,86,064/-** on account of balance licence fee and **Rs. 13,93,68,448/-** on account of balance Infrastructure Augmentation Charges @ 12% p.a. and penal interest @ 3% per annum for the delayed period in favour of Director General, Town & Country Planning, Haryana, payable at Chandigarh as per the clause no. 2 (option-2) of notification dated 26.12.2018.

b) That you shall pay the requisite amount of EDC in 12 equal quarterly installments with interest @ 12% per annum and penal interest @ 3% per annum for the delayed period. The schedule for payment of the same will be issued separately.

c) That you shall deposit an amount of **Rs. 5,07,50,089/-** on account of Infrastructure Development Charges in two installments, first within 60 days from issuance of licence/permission and second within six months. Any default in this regard will attract interest @18% per annum for the delayed period.

d) 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.

e) That you will pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-S/25/20082TCP dated 25.02.2010.

f) That the building plans of the site shall only be approved after payment of balance conversion charges, licence fee and Infrastructure Augmentation Charges as mentioned at Sr. No. (a) above.

g) That you shall abide by the terms and conditions of Licence No. 195 of 2008 dated 22.11.2008 as well as agreements executed by the Growmore Buildtech Pvt. Ltd. in collaboration with A & D Estates Pvt. Ltd. with the Director in this regard.

DA/Zoning plan.

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