

Directorate of Town and Country Planning, Haryana

SCO No. 71-75, 2nd Floor, Sector-17 C, Chandigarh, web site: tcpharyana.gov.in
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Regd.

To

Munjal Hospitality Pvt. Ltd.,
603, International Trade Tower,
Nehru Place, New Delhi-19.

Memo No. LC-303-JE(BR)/2018/

Dated:

Subject: Grant of benefit under TOD policy for enhancement of FAR from 1.75 to 3.5 for the commercial colony having area 3.9437 acres bearing license no. 25-26 of 1999 dated 21.04.1999, situated in sector-42, Gurugram Manesar Urban Complex.

Please refer your application dated 03.02.2018 on the matter as subject cited above.

2. Permission to avail benefit under TOD policy for enhancement of FAR from existing 1.75 to 3.5 for the license granted for development of Commercial Colony measuring 3.9437 acres under Licence no. 25-26 of 1999 dated 21.04.1999 in Sector 42, Gurugram Manesar Urban Complex is hereby granted after receipt of requisite fee & charges subject to following conditions:-

- i) That you shall pay Rs. 5,02,82,175/- (Five Crore, Two Lakhs, Eighty Two Thousand, One Hundred seventy five only) on account of balance license fee in two equal quarterly installments with an interest @12% and on delay with additional 3%.
- ii) That you shall pay Rs. 1,17,30,713/- (One Crore, Seventeen Lakh, Thirty Thousand, Seven hundred thirteen only) on account of balance conversion charges in two equal quarterly installments with an interest @12% and on delay with additional 3%.
- iii) That you shall pay the requisite amount of EDC i.e Rs. 1917.168 lacs 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. The schedule for payment of the same will be issued separately.
- iv) That you shall deposit an amount of Rs. 2,79,30,270/- (Rupees two Crores Seventy nine Lacs thirty thousand and two Hundred Seventy only) on account of Infrastructure Development Charges in two installments, first within 60 days from issuance of this permission and second within six months. Any default in this regard will attract interest @ 18% per annum for the delayed period.
- v) 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.
- vi) That you shall get approved the building plans as per the policy parameters after payment of requisite fee & charges as mentioned above.
- vii) That you will pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- viii) That consent of all stake holders shall be obtained in accordance with the clause 10(3) of policy dated 09.02.2016 and procedure prescribed in the departmental policy issued by the department vide memo dated 28.01.2013, before approval of building plans.

ix) That you shall be sole responsible, in case, of any third party dispute arises in the said colony and any loss occurring on account of loss of FAR eventually.

DA/Zoning plan.

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

Endst. No LC-303-JE(BR)/2018/ 22905

Dated: 02-08-18

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

1. Senior Town Planner, Gurugram.
2. District Town Planner, Gurugram.
3. Nodal officer of the Department.

(Rajesh Kaushik)
District Town Planner (HQ)

For: Director General, Town and Country Planning,
Haryana, Chandigarh