

Directorate of Town & Country Planning, Haryana

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

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To

DIFC Developers India LLP,
Regd. Off. 8-Bm, Rajendra Park, Old Rajendra Nagar,
New Delhi-110060.

Memo No. LC-1058-JE (DS)-2023/ 13557

Dated: 09-05-2023

Subject:-

Request for increase in FAR from 150 to 350 under Transit Oriented Development (TOD) policy dated 09.02.2016 against Commercial Site-2 measuring 1.357 acres falling in Residential Plotted Colony measuring 195.240 acres (Licence no. 10 of 2009 dated 21.05.2009 & Licence no. 113 of 2011 dated 22.12.2011) in sector-62 & 65, Gurugram-M/s DIFC Developers India LLP.

Please refer your application dated 26.08.2022 on the matter as subject cited above.

2. Your above referred application for increase in FAR from 150 to 350 under Transit Oriented Development (TOD) policy dated 09.02.2016 against Commercial Site-2 measuring 1.357 acres falling in Residential Plotted Colony measuring 195.240 acres (Licence no. 10 of 2009 dated 21.05.2009 & Licence no. 113 of 2011 dated 22.12.2011) in sector-62 & 65, Gurugram has been considered. Accordingly, in-principle approval in this regard is hereby granted subject to fulfillment of following conditions within a period of 60 days:-

- i) To deposit an amount of Rs. 3,95,16,979/- on account of balance license fee through online e-payment module available on department website. This entire payment shall either be made within 60 days from issuance of this in-principle approval in one go or to pay of Rs. 1,31,82,286/- within 60 days from issuance of this in-principle approval and balance amount of Rs. 2,63,64,572/- in two equal quarterly installments with interest @ 12% per annum and on delay with additional 3% per annum for delayed period. However, building plans will be approved only after recovery of full fee & charges.
- ii) To deposit an amount of Rs. 92,26,189/- on account of conversion charges. This entire payment shall either be made within 60 days from issuance of this in principle approval in one go or to pay 50% of same within 60 days from issuance of this in principle approval and balance 50% in two equal quarterly installments with interest @ 12% per annum and on delay with additional 3% per annum for delayed period. However, building plans will be approved only after recovery of full fee & charges.
- iii) To deposit an amount of Rs. 2,88,31,840/- on account of Infrastructure Augmentation Charges through online e-payment module available on departmental website. This entire payment shall either be made within 60 days from issuance of this in principle approval in one go or to pay 25% of same within 60 days from issuance of this in principle approval and balance 75% in three equal half yearly installments with interest @ 12% per annum and on delay with additional 3% per annum

for delayed period. However, building plans will be approved only after recovery of full fee & charges.

- iv) To furnish Bank Guarantee on account of External Development Charges and Internal Development Works:

External Development Charges:-

particulars	Area	Rate per acre	Amount	25% bank guarantee required
	(in acres)	(in Lac)	(in Lac)	(in Lac)
Commercial Component	1.357	486.13x1.357*2/1.75	753.918	188.4795

INTERNAL DEVELOPMENT WORKS:

Area	Rate per acre	Amount	25% bank guarantee required
(in acres)	(in Lac)	(in Lac)	(in Lac)
1.357	50.00	67.85	16.9625

- v) To furnish an undertaking on non-judicial stamp paper of Rs. 100/- to the following effect:-
- That applicant company shall abide by the terms and conditions of the policy dated 09.02.2016 and subsequent amendments made therein from time to time.
 - That applicant company shall deposit an amount of Rs. 1,09,83,558/- 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
 - That applicant company shall get approve the zoning/building plans as per the policy parameters after payment of requisite fee & charges as mentioned above.
 - That applicant company 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 and order dated 08.09.2022.
 - That clearance from MoEF, GOI shall be obtained, if necessary in terms of notification dated 14.09.2006.
 - To settle all the pending/ outstanding issues, if any, in respect of all the existing as well as prospective allottees
- vi) That applicant company shall submit the Indemnity bond regarding compliance of the orders of Hon'ble Supreme Court in CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & others V/s State of Haryana and final outcome of CBI investigation under process.
- vii) To furnish an indemnity bond indemnifying the department that in case of any third party dispute, the colonizer shall be wholly responsible for it and also from any loss occurring to the colonizer on account of loss of FAR eventually.

- viii) To submit a structural stability certificate of the existing and proposed constructions from a reputed institute like NIT, IIT, PEC etc.
- ix) That objections from existing allottees of the residential plotted colony shall be invited after procuring list of said allottees from the developer company i.e. Emaar India Ltd. in accordance with the procedure laid down in the Departmental instruction dated 25.01.2021.
- x) To deposit balance 60% of the administrative charges amounting to ₹ 1,39,09,000/-.
- xi) That you shall submit original CA certificate showing net worth of DIFC Developers India LLP before grant of final permission.

*The demanded amounts of fee & charges are subject to re-conciliation and in case of any difference, you have to pay the differential amount within 30 days from its demand.

(R.S. Batth)
District Town Planner (HQ)
For: Director General, Town & Country Planning
Haryana, Chandigarh
Dated:

Endst. No. LC-1058-JE (DS)/2023/

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

1. Senior Town Planner, Gurugram.
2. District Town Planner, Gurugram.
3. Emaar India Ltd. Emaar Business Park, MG Road, Sikanderpur, Sector-28, Gurugram-122002.

(R.S. Batth)
District Town Planner (HQ)
For: Director General, Town & Country Planning
Haryana, Chandigarh