

# 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.

To

Aspis Buildcon Pvt. Ltd.  
Starcity Realtech Pvt. Ltd.  
In collaboration with Nourish Developers Pvt. Ltd.  
SB/C/2L/Office/017A,  
M3M Urbana, Sector 67,  
Gurugram-122102.

Memo No. LC-4572 Vol-II/JE(RK)/2022/ 31308 Dated: 14-10-2022

**Subject:-** Request for grant of permission for Enhancement of FAR from 1.25 to 3.50 under TOD policy 89% Group Housing-11% Comm. Component) in respect of licence no. 106 of 2022 dated 05.08.2022 granted for development of Group Housing colony under New Integrated licensing policy on land measuring 10.30 acres in village Chauma, Sector-113, Gurugram.

**Reference:-** Your request dated 08.09.2022.

Your request for grant of permission for Enhancement of FAR from 1.25 to 3.50 under TOD policy 89% Group Housing-11% Comm. Component) in respect of licence no. 106 of 2022 dated 05.08.2022 granted for development of Group Housing colony under New Integrated licensing policy on land measuring 10.30 acres in village Chauma, Sector-113, Gurugram has been examined and accepted. Hence, in-principle approval is hereby granted subject to fulfilment of following conditions within a period of 60 days:

1. To deposit an amount of Rs. 1,82,37,954/- 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. 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.
2. To deposit an amount of Rs. 10,81,29,000/- 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. 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

  
Director General  
Town & Country Planning  
Haryana, Chandigarh



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](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.

3. To deposit an amount of Rs. 19,90,69,907/- 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 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](http://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 furnish the Bank Guarantee of ₹ 1105.4425 lacs on account of EDC in favour of Director General, Town & Country Planning, Haryana. To deposit lump sum amount Rs. 4421.77 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. 1<sup>st</sup> instalment would be paid within 30 days from the final approval.
5. To furnish an undertaking on non-judicial stamp paper of Rs. 10/- to the following effect:-
  - a) That you shall 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 you shall deposit an amount of ₹ 6,30,30,002/- 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.
  - c) 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.
  - d) That applicant shall get approve the zoning/building plans as per the policy parameters after payment of requisite fee & charges as mentioned above.
  - e) That you shall 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.
  - f) You shall obtain the NOC from MOEF for the revised FAR.
6. 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.

7. To submit a structural stability certificate of the existing and proposed constructions from a reputed institute like NIT, IIT, PEC etc.
8. The above said 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.

  
(T.L. Satyaprakash, I.A.S.)  
Director General  
Town & Country Planning  
Haryana, Chandigarh

Endst. No LC-4572 Vol-II/JE(RK)/2022/

Dated:

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

1. Senior Town Planner, Gurugram.
2. District Town Planner, Gurugram.
3. Project Manager, IT Cell of this Directorate.

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