

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector-18 A, Madhya Marg, Chandigarh Web site
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Regd.

To

Monnet Project Developers Ltd.,
(Formerly known as Monnet Sugar Ltd.),
Corporate Office Monet House, 11 Masjid Moth,
Greater Kailash Part-II, New Delhi-110048.
Email ID- admin@galaxymonnet.com

Memo. No. LC-1760-JE (SK)-2020/ 11052

Dated: 26-06-2020

Subject:- Request of allocating FAR of 300 under Transit Orient Development policy dated 09.02.2016 for Commercial colony measuring 1.6577 acres under Licence no. 68 of 2009 dated 19.11.2009 in Sector 37, Faridabad being developed by Monnet Sugar Pvt. Ltd.

Please refer your application dated 05.07.2018 on the matter as subject cited above.

2. Your above referred application for grant of benefit under TOD policy for enhancement of FAR from 175 to 300 for the commercial colony having area 1.6577 acres, bearing license No. 68 of 2009 dated 19.11.2009 situated in sector 37, Faridabad 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:-

- i) To pay an amount of Rs. 2,07,80,429/- on account of balance license fee, Rs. 70,44,147/- on account of conversion charges and Rs. 1,65,32,183/- 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 50% of same (including already paid license fee alongwith above referred application) 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, revised building plans will be approved only after recovery of full fee & charges.
- ii) To furnish additional bank guarantees on account of External Development Works and Internal Development Works for the amount calculated as under:-

External Development Charges:

	increase FAR Area (in acres)	Rate per acre (in Lac)	Amount (in Lac)	25% BG required (in Lac)
Commercial Component	1.6577	437.517	518.0514	129.5129

Internal Development Works:

	Area (in acres)	Rate per acre (in Lac)	Amount (in Lac)	25% bank guarantee required (in Lac)
Commercial component	1.6577	50.00	82.89	20.72

- iii) 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 i.e. Rs. 518.0514 lac 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 Rs. 35,93,953/- 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 you shall get the zoning/building plans approved as per the policy parameters after payment of requisite fee & charges as mentioned above.
 - e) 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.
 - f) 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 at the time approval of building plans.
- iv) 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.
- v) To submit a structural stability certificate of the existing and proposed construction from a reputed institute like NIT, IIT, PEC etc.
- vi) 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.
- vii) That you shall seek objection / suggestion from the allottees of licence No. 68 of 2009 and you shall inform all the third parties who have got rights created under original licence, through public notice within 15 days from grant of LOI, in the newspaper (proforma enclosed) informing about the proposal of enhanced FAR from 175 to 300 and also existing allottees shall be informed about the proposed revision through registered post with a copy endorsed to DTP, Faridabad as well as through Email also within 2 days from the issuance of public notice with a request to submit objections if any, in writing within 30 days from the date of publication of such public notice. Simultaneously, colonizer shall also inform about the proposed revision in the originally FAR of the project.



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

Endst. No LC-1760-JE(SK)-2020/

Dated:

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

1. Senior Town Planner, Faridabad.
2. District Town Planner, Faridabad.



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