

**DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA**

Plot No. 3, Nagar Yojna Bhawan, A-wing, Madhya Marg, Sector-18 Chandigarh,  
Website: tcpharyana.gov.in; Phone: 0172-2548475, 2707175

Regd.

To

NCR Business Park Pvt. Ltd.  
(Formerly known as Kay Kay Buildtech Pvt. Ltd.)  
Khasra No. 950/1078, Badshahpur,  
village, Sector-66, Golf Course extension road  
Gurugram.

Memo. No. LC-1291/JE(DS)/2023/ 16795 Dated: 02/06/2023

**Subject:** Request for allocating FAR of 350 under Transit Oriented Development (TOD) policy dated 09.02.2016 in respect of commercial colony for area measuring 10.16245 acres (Licence no. 49 of 2008 dated 14.03.2008 & 184 of 2008 dated 24.10.2008) in sector-66, Gurugram being developed by NCR Business Park Pvt. Ltd. (Formerly known as Kay Kay Buildtech Pvt. Ltd.).

Please refer your application dated 30.07.2018 on the matter as subject cited above.

Your above referred application for allocating FAR of 350 under Transit Oriented Development (TOD) policy dated 09.02.2016 in respect of commercial colony for area measuring 10.16245 acres (Licence no. 49 of 2008 dated 14.03.2008 & 184 of 2008 dated 24.10.2008) in sector-66, Gurugram has been considered and in-principle approval in this regard is hereby granted subject to fulfilment of following conditions within a period of 60 days:-

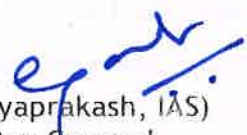
1. To deposit an amount of ₹ 25,97,51,850/- on account of license fee, an amount of ₹ 6,06,45,453/- on account of conversion charges and ₹ 24,90,79,538/- on account of Infrastructure Augmentation Charges through online e-payment module available on departmental website or pay the same as notified vide notification no T&CP/PF-107/2018/7/24/2018-2TCP dated 26.12.2018.
2. To furnish bank guarantees on account of External Development Charges and Internal Development Works as under:
  - A) External Development Charges (EDC):-

EDC for Commercial	= 4955.828 lacs
25% Bank Guarantee required	= ₹ 1238.957 Lacs
  - B) Internal Development Works (IDW)

Total cost of IDW	= 509.723 lacs
25% Bank Guarantee required	= ₹ 127.431 Lacs
3. 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 ₹ 7,21,96,967/- 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 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.
4. 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 25.01.2021.
  5. 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.
  6. To submit a structural stability certificate of the existing and proposed constructions from a reputed institute like NIT, IIT, PEC etc.
  7. To submit consent of 2/3<sup>rd</sup> of existing allottees for amendment in plan for availing TOD in accordance with the provisions of Section 14(2)(ii) of the RERA Act 2016
  8. The above said amounts of fee & charges are subject to re-conciliation and in case of any difference, applicant company have to pay the differential amount within 30 days from its demand


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

Endst. No LC-1291-JE(DS)/2023/

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.

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