

From

The Director,
Town and Country Planning,
Haryana, Chandigarh.

To

M/S Pioneer Urban Land & Infrastructure Pvt. Ltd.
Paras Down Town Centre, Floor 5 & 7,
Sector Road, Sector-53, Gurgaon-122002.

Memo No. DS-07/ 23190
Dated: 11-9-07

Subject:

Grant of licence for setting up of a commercial colony on the land measuring 3.03725 acres at village Ghatta District Gurgaon in residential sector-62 of the Gurgaon-Manesar Urban complex.

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Reference your application dated 28.2.2007 on the subject noted

above.

2. Your case/request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 for the development of a commercial colony on the land measuring 3.03725 acres has been examined /considered by the department and it is proposed to grant licence to you. You are therefore, called upon to fulfill the following requirements/conditions laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of thirty days from the date of issue of this notice failing which your request for grant of licence shall be refused:

3. To furnish bank guarantee equal to 25% of the estimated cost of internal and external development works which has been worked out as under:-

INTERNAL DEVELOPMENT WORKS.

a) Total area = 3.03725 acres - 3.03725
b) Interim rate for development = Rs.25.00 lacs per acre
c) Total cost of internal development works. = Rs.75.93125 lacs
d) 25% bank guarantee of IDW required = Rs. 18.983 lacs.

EXTERNAL DEVELOPMENT CHARGES

a) Total area = 3.03725 acres.
b) Interim rate for development = Rs.104.44 lacs per acre.
c) Total Cost of EDC = Rs. 317.21 lacs
d) 25% bank guarantee required = Rs. 79.30 lacs

M. S. Gill
D.T.C.P.H.

It is made clear that bank guarantee on account of internal development works has been worked out on the interim rates and you will have to submit the additional bank guarantee if any at the time of approval of service plan/estimates according to the approved layout plan. The rates of external development charges for the Gurgaon- Manesar Urban Complex 2021 are being determined and are likely to be finalized soon. There is likely hood of substantial enhancement in these rates. You will therefore be liable to deposit the enhanced rates of external development charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana. A undertaking may be submitted in this regard.

4. To execute two agreements i.e. LC-IV and Bilateral agreement on LC-IV-D on the non-judicial stamp paper of Rs.3/-. Two copies of the specimen of the said agreements are enclosed herewith for necessary action.

5. To furnish an undertaking that the portion of road which shall form part of the licensed area, will be transferred free of cost to the Government in accordance with the provisions of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

6. To deposit an amount of Rs. 1, 54, 87,606/- (Rs. One Crore fifty four lacs eighty seven thousand six hundred six only) through bank draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh on account of conversion charges.

7. To furnish an undertaking that you will deposit the infrastructure development charges @ Rs. 1000/- per sq. meters for the gross area in two installments. The first installment will be payable within sixty days of grant of licence and second installment within six months of grant of licence.

8. To furnish an undertaking that you shall derive permanent access from the 24 meters wide internal road and 12 meter wide service road.

9. To submit an undertaking that you will integrate the services with the HUDA services as per the approved service plans and as and when made available.

10. To furnish an undertaking that you shall have no objection to the regularization of the boundaries of the licenced land through give and take with the land that HUDA for integration of services.

11. To furnish an undertaking that you will construct the 24 meter wide internal road and 12 meter wide service road forming part of the site area at your own cost and will transfer the same free of cost to the Govt.

Handwritten signature
D.T.C.P.H.
18

12. To furnish undertaking to the effect that you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from external infrastructure to be laid by HUDA.
13. You are required to obtain NOC/ clearance with regard to notification dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before execution of development works at site.
14. An undertaking to the effect that you shall obtain clearance from the competent authority if required under PLPA, 1900 and any other clearance required under any other law.
15. The above demand for fee and charges is subject to audit and reconciliation of accounts.


Director,
Town and Country Planning
Haryana, Chandigarh

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It is made clear that bank guarantee on account of internal development works has been worked out on the interim rates and you will have to submit the additional bank guarantee if any at the time of approval of service plan/estimates according to the approved layout plan. The rates of external development charges for the Gurgaon- Manesar Urban Complex 2021 are being determined and are likely to be finalized soon. There is likely hood of substantial enhancement in these rates. You will therefore be liable to deposit the enhanced rates of external development charges as

i)	Total area	= 17.4875 acres.
ii)	Interim rates for EDC	= Rs.104.44 lacs/acre
iii)	Total Cost for EDC	= Rs.1826.40 lacs
viii)	25% bank guarantee required	= Rs. 456.60 lacs.

EXTERNAL DEVELOPMENT CHARGES

i)	Total Area	= 17.4875 acres
ii)	Interim rate for IDW	= Rs. 25.00 lacs / acre
iii)	Cost of IDW	= Rs 437.1875 lacs
vi)	25% bank guarantee required	= Rs. 109.30 lacs

INTERNAL DEVELOPEMNT WORKS.

external development works which has been worked out as under:-
3. To furnish bank guarantee equal to 25% of the estimated cost of internal and

be refused:
from the date of issue of this notice failing which your request for grant of licence shall
Development and Regulation of Urban Areas Rules, 1976 within a period of thirty days
to fulfill the following requirements/conditions laid down in Rule 11 of the Haryana
the department and it is proposed to grant licence to you. You are therefore, called upon
housing colony on the land measuring 17.4875 acres has been examined /considered by
Development and Regulation of Urban Areas Act, 1975 for the development of a group
2. Your case/request for grant of licence under section 3 of the Haryana
Reference your application dated 13.11.2006 on the subject noted above.

Subject: Grant of licence for setting up of a commercial colony on the land measuring 17.4875 acres at village Chatta District Gurgaon in residential sector-62 of the Gurgaon-Manesar Urban complex.

Memo No. DS-07/ 23050
Dated: 10-9-07
M/S Pioneer Urban Land & Infrastructure Pvt. Ltd.
Paras Down Town Centre, Floor 5 & 7,
Sector Road , Sector-53, Gurgaon-122002.

The Director,
Town and Country Planning,
Haryana, Chandigarh.

To
From

- and when determined and demanded as per prescribed schedule by the DTCP Haryana. A undertaking may be submitted in this regard.
4. To execute two agreements i.e. LC-IV and Bilateral agreement on LC-IV-D on the non-judicial stamp paper of Rs.3/-. Two copies of the specimen of the said agreements are enclosed herewith for necessary action.
5. To furnish an undertaking that the portion of road which shall form part of the licensed area, will be transferred free of cost to the Government in accordance with the provisions of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
6. To deposit an amount of Rs. 1, 22, 01,000/- (Rs. One crore twenty two lacs one thousand only) through bank draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh on account of deficit licence fee for 150 FAR. .
7. To deposit an amount of Rs. 8,91,72,610/- (Rs. Eight crores ninety one lacs seventy two thousand six hundred ten only) through bank draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh on account of conversion charges.
8. To furnish an undertaking that you will deposit the infrastructure development charges @ Rs. 1000/- per sq. meters for the gross area in two installments. The first installment will be payable within sixty days of grant of licence and second installment within six months of grant of licence.
9. To furnish an undertaking that you shall derive permanent access from the 24 meters wide internal road and 12 meter wide service road and temporary approach will be taken from 27'-6" wide revenue rasta.
10. To submit an undertaking that you will integrate the services with the HUDA services as per the approved service plans and as and when made available.
11. To furnish an undertaking that you shall have no objection to the regularization of the boundaries of the licensed land through give and take with the land that HUDA for integration of services and for the development of commercial zone on the ratio of 50% by Govt and 50% by Private developers. The decision of competent authority shall be binding upon the colonizer.
12. To furnish an undertaking that you will construct the 24 meter wide internal road and 12 meter wide service road forming part of the site area at your own cost and will transfer the same free of cost to the Govt.
13. To furnish undertaking to the effect that you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from external infrastructure to be laid by HUDA.

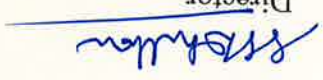
14. You are required to obtain NOC/ clearance with regard to notification dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before execution of development works at site.

15. An undertaking to the effect that you shall obtain clearance from the competent authority if required under PLPA, 1900 and any other clearance required under any other law.

16. That unauthorized construction raised at site will have to be removed before approval of demarcation plan.

17. To furnish undertaking that 11 K.V.H.T. line passing through the site either will have to be got shifted or the ROW as per norms will be provided.

18 The above demand for fee and charges is subject to audit and reconciliation of accounts.


Director,
Town and Country Planning,
Haryana, Chandigarh. *1/5/9*

From

The Director,
Town and Country Planning,
Haryana, Chandigarh.

To

M/S Pioneer Urban Land & Infrastructure Pvt. Ltd.
Paras Down Town Centre, Floor 5 & 7,
Sector Road, Sector-53, Gurgaon-122002.

Memo No. DS-07/ 23053

Dated: 10-9-07

Subject:

Grant of licence for setting up of a commercial colony on the land measuring 3.00 acres at village Ghatta District Gurgaon in residential sector-62 of the Gurgaon-Manesar Urban complex.

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Reference your application dated 28.2.2007 on the subject noted

above.

2. Your case/request for grant of licence under section 3 of the

Haryana Development and Regulation of Urban Areas Act, 1975 for the development of a commercial colony on the land measuring 3.00 acres has been examined /considered by the department and it is proposed to grant licence to you. You are therefore, called upon to fulfill the following requirements/conditions laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of thirty days from the date of issue of this notice failing which your request for grant of licence shall be refused:

3. To furnish bank guarantee equal to 25% of the estimated cost of internal and external development works which has been worked out as under:-

INTERNAL DEVELOPMENT WORKS.

- a) Total area = 3.00 acres
b) Interim rate for development = Rs.25.00 lacs per acre
c) Total cost of internal development works. = Rs.75.00 lacs
d) 25% bank guarantee of IDW required = Rs. 18.75 lacs.

EXTERNAL DEVELOPMENT CHARGES

- a) Total area = 3.00 acres.
b) Interim rate for development = Rs.104.44 lacs per acre.
c) Total Cost of EDC = Rs. 313.32 lacs
d) 25% bank guarantee required = Rs. 78.33 lacs

D T C P H. R.

It is made clear that bank guarantee on account of internal development works has been worked out on the interim rates and you will have to submit the additional bank guarantee if any at the time of approval of service plan/estimates according to the approved layout plan. The rates of external development charges for the Gurgaon- Manesar Urban Complex 2021 are being determined and are likely to be finalized soon. There is likely hood of substantial enhancement in these rates. You will therefore be liable to deposit the enhanced rates of external development charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana. A undertaking may be submitted in this regard.

4. To execute two agreements i.e. LC-IV and Bilateral agreement on LC-IV-D on the non-judicial stamp paper of Rs.3/- . Two copies of the specimen of the said agreements are enclosed herewith for necessary action.

5. To furnish an undertaking that the portion of road which shall form part of the licensed area, will be transferred free of cost to the Government in accordance with the provisions of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

6. To deposit an amount of Rs. 1,52,97,660/- (Rs. One Crore fifty two lacs ninety seven thousand six hundred sixty only) through bank draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh on account of conversion charges.

7. To furnish an undertaking that you will deposit the infrastructure development charges @ Rs. 1000/- per sq. meters for the gross area in two installments. The first installment will be payable within sixty days of grant of licence and second installment within six months of grant of licence.

8. To furnish an undertaking that you shall derive permanent access from the 24 meters wide internal road and 12 meter wide service road.

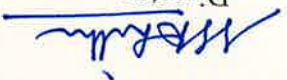
9. To submit an undertaking that you will integrate the services with the HUDA services as per the approved service plans and as and when made available.

10. To furnish an undertaking that you shall have no objection to the regularization of the boundaries of the licenced land through give and take with the land that HUDA for integration of services.

11. To furnish an undertaking that you will construct the 24 meter wide internal road and 12 meter wide service road forming part of the site area at your own cost and will transfer the same free of cost to the Govt.

Signature
DTCP H.

12. To furnish undertaking to the effect that you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from external infrastructure to be laid by HUDA.
13. You are required to obtain NOC/ clearance with regard to notification dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before execution of development works at site.
14. An undertaking to the effect that you shall obtain clearance from the competent authority if required under PLPA, 1900 and any other clearance required under any other law.
15. The above demand for fee and charges is subject to audit and reconciliation of accounts.


Director,
Town and Country Planning,
Haryana, Chandigarh

From

The Director,
Town and Country Planning,
Haryana, Chandigarh.

To

1. M/S Pioneer Profin Ltd,
2. M/s Pioneer Urban Land and Infrastructure Ltd,
Paras Down Town Centre, Floor 5 & 7,
Sector Road, Sector-53, Gurgaon-122002.

Memo No. DS-08/
6691
Dated: 7-8-08

Subject:

Grant of licence for setting up of a commercial colony on the land measuring 0.953 acres at village Ghatta District Gurgaon in residential sector-62 of the Gurgaon-Manesar Urban complex.

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Reference your application dated 7.11.2007 on the subject noted above.

2. Your case/request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 for the development of a commercial colony on the land measuring 0.953 acres has been examined /considered by the department and it is proposed to grant licence to you. You are therefore, called upon to fulfill the following requirements/conditions laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of thirty days from the date of issue of this notice failing which your request for grant of licence shall be refused:
3. To furnish bank guarantee equal to 25% of the estimated cost of internal and external development works which has been worked out as under:-

INTERNAL DEVELOPMENT WORKS

- a) Total area
= 0.953 acres
- b) Interim rate for development
= Rs.25.00 lacs per acre
- c) Total cost of internal development works.
= Rs. 23.825 lacs
- d) 25% bank guarantee of IDW required
= Rs. 5.96 lacs.

EXTERNAL DEVELOPMENT CHARGES

- a) Total area
= 0.953 acres.
- b) Interim rate for development
= Rs.208.03 lacs per acre.
- c) Total Cost of EDC
= Rs. 198.25 lacs
- d) 25% bank guarantee required
= Rs. 49.56 lacs

It is made clear that bank guarantee on account of internal development works has been worked out on the interim rates and you will have to submit the additional bank guarantee if any at the time of approval of service plan/estimates

Sharma
M.T.C.P. Hr.

Mr. MTD

D.T.C.P. H.

- according to the approved layout plan. The rates of external development charges for the Gurgaon-Manesar Urban Complex 2021 are being determined and are likely to be finalized soon. There is likely hood of substantial enhancement in these rates. You will therefore be liable to deposit the enhanced rates of external development charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana. A undertaking may be submitted in this regard.
4. To execute two agreements i.e. LC-IV and Bilateral agreement on LC-IV-D on the non-judicial stamp paper of Rs.3/-. Two copies of the specimen of the said agreements are enclosed herewith for necessary action.
 5. To furnish an undertaking that the portion of road which shall form part of the licensed area, will be transferred free of cost to the Government in accordance with the provisions of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 6. To deposit an amount of Rs. 56,69,483/- (Rs. Fifty Six Lacs Sixty Nine Thousand Four Hundred & Eighty Three only) through bank draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh on account of conversion charges.
 7. To furnish an undertaking that you will deposit the infrastructure development charges @ Rs. 1000/- per sq. meters for the gross area in two installments. The first installment will be payable within sixty days of grant of licence and second installment within six months of grant of licence.
 8. To furnish an undertaking that you shall derive permanent access from the existing licence colony.
 9. To submit an undertaking that you will integrate the services with the HUDA services as per the approved service plans and as and when made available.
 10. To furnish an undertaking that you shall have no objection to the regularization of the boundaries of the licenced land through give and take with the land that HUDA for integration of services.
 11. To furnish undertaking to the effect that you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from external infrastructure to be laid by HUDA.
 12. You are required to obtain NOC/ clearance with regard to notification dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before execution of development works at site.

13. An undertaking to the effect that you shall obtain clearance from the

competent authority if required under PLPA, 1900 and any other clearance required under any other law.

14. The above demand for fee and charges is subject to audit and reconciliation of accounts.


Director,
Town and Country Planning,
Har yana, Chandigarh.