From

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

To

M/s Commander Realtors Pvt. Ltd.
M/s Golden View Builders Pvt. Ltd.
M/s Bulls Realtors Pvt. Ltd.
M/s Five Rivers Developers Pvt. Ltd.
M/s Ornamental Realtors Pvt. Ltd.
M/s Aspirant Builders Pvt. Ltd.,
M/s Hardcore Realtors Pvt. Ltd.,
M/s BTVS Buildwell Pvt. Ltd.
M/s Buzz Hotels Pvt. Ltd.,
M/s Five Rivers Township Pvt. Ltd.
M/s Hi-Energy Realtors Pvt. Ltd.
M/s Base Exports Pvt. Ltd.,
M/s Adson Software Pvt. Ltd.
M/s SU Estates Pvt. Ltd.,
M/s Auspicious Infrastructure Pvt. Ltd.
M/s Regal Green Lands Pvt. Ltd.
M/s High Responsible Realtors Pvt. Ltd. '
M/s Massifcon Build Pvt. Ltd.
M/s K.S.S Properties Pvt. Ltd.
C/o M/s Commander Realtors Pvt. Ltd.
A-11, 1st Floor, Neeti Bagh
New Delhi.

Memo No. LC-1952-Vol-II-2009/ 8996 Dated:- 28-8-09

Subject: **Grant of licence to develop a Residential Colony on the land measuring 110.84 acre falling in the revenue estate of village Ullawas, Behrampur and Ghata in Sector-58, 59 & 61 Gurgaon.**

Reference: - Your application dated 13.03.2008 and 8.12.2008 on the subject noted above.

Your request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed there under for the development of a Residential Colony on the measuring 110.84 acre falling in the revenue estate of village Ullawas, Behrampur and Ghata District Gurgaon in Sector-58, 59 & 61 has been examined/considered by the department. You are, therefore, called upon to fulfill the following requirements/pre-requisites laid down in Rule-11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issue of this notice, failing which the grant of licence shall be refused:

1. To furnish 25% bank guarantee on account of internal development works for the amount calculated as under:-

INTERNAL DEVELOPMENT WORKS:

i)	Area under commercial/group housing	= 3.99+11.0=14.99 acres
ii)	Interim rate for development	= Rs.25.00 Lac per acre
iii)	Total cost of development	= Rs.374.75 Lac
iv)	Area under plotted development	= 95.85 acre
v)	Interim rate for development	= Rs.10.0 Lac per acre
vi)	Total Cost of Plot. Dev/	= Rs.958.5 Lac
vii)	Cost of Community Building	= Rs.89.4 Lac
viii)	Total cost of development	= Rs. 1422.65 Lac
ix)	25% bank guarantee required	= Rs. 355.67 Lac

EXTERNAL DEVELOPMENT WORKS:

i)	Area under GH component	= 11.0 acres
ii)	Interim rate for development	= Rs.249.89 Lac per acre
iii)	Total cost of GH development	= Rs. 2748.79 Lac
iv)	4% Commercial component of plot. Dev.	= 3.99 acre
v)	Interim rate (175 FAR)	= Rs. 291.54 Lac per acre

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vi)	Total cost	= Rs.1163.2446 Lac
vii)	Area under plotted development	= 95.85 acre
viii)	Interim rate for development	= Rs.62.472 Lac per acre
ix)	Total Cost of Plot. Dev/	= Rs. 5987.9412 Lac
x)	Total cost of the entire development	= Rs. 9899.9758 Lac
xi)	25% bank guarantee required	= Rs. 2475.0 Lac

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

The rates of external development charges for the Gurgaon Manesar Urban Complex 2021 are being charged on tentative rates. There is likelihood of substantial enhancement in these rates. You will therefore be liable to pay the enhanced rates of external development charges and additional bank guarantee as and when determined and demanded as per prescribed schedule by the DTCP Haryana. An undertaking may be submitted in this regard.

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

5. The conversion charges are liable upon you to Rs. 9,23,04,826/-/-. The excess amount is available with the department to Rs. 12,46,68,114/- on account of licence fee after adjustment of excess licence fee, the Rs.3,23,63,288/- is remains with the department. Thus at this stage no conversion charges is required to be deposited.

6. To submit an undertaking that you will pay the infrastructure development charges- @ Rs.1000/- per sq meters for commercial component, @ Rs.625/- per sq mtr for group housing component and @ of Rs.500/- for permissible saleable area of plotted development in two equal installments. First installment will be within sixty days of grant of licence and second installment within six months of grant of licence, failing which 18% PA interest will be liable for the delayed period

7. To submit an undertaking that you shall construct 12 mtr wide service road and 24 mtr wide internal circulation plan road, if any, passing through your site at your own cost and the entire area under said roads shall be transfer free of cost to the Govt.

8. To furnish an undertaking that the portion of road/green belt, if any, which shall form part of the licenced 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.

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 submit an undertaking that you shall have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire any land in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon you.

11. That you shall submit NOC as required under notification dated 14.9.2006 issued by Ministry of Environment and Forest, Govt of India before executing development works at site

12. To submit an 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.

DTCP Hr.

13. That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.

14. To furnish an undertaking that you shall convey "'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, with in two month period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.

15. To furnish a certificate from District Revenue Authority stating that there is no further sale of the land applied for licence till date and applicant companies are owner of the land.

16. That you shall intimate the official "Email ID" to the Department and correspondence done by Department on this "ID" shall be treated as official intimation.

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

(T.C. Gupta, IAS)
Director,
Town & Country Planning,
Haryana, Chandigarh.