DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Aayojna Bhawan, Sector 18, Chandigarh
Phone: 0172-2549349 e-mail:tcphry@gmail.com
website:-http://tcpharyana.gov.in

Regd. Post

To

AMB Infrabuild Pvt. Ltd.
D-62, Ground Floor, Defence Colony,
New Delhi-110024

Memo No. LC-2865-JE (VA)-2012/ 27406 Dated: 31-12-2012

Subject: - **Grant of license for setting up of COMMERCIAL COLONY on the land measuring 10.4375 acres falling in the revenue estate of village Hayatpur, Sector 88, Distt. Gurgaon.**

Ref: - Your application dated 07.12.2012.

Your request for the grant of license under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976 framed thereunder for the development of a COMMERICAL COLONY on the land measuring 10.4375 acres falling in the revenue estate of village Hayatpur, Sector 88, Distt. Gurgaon has been examined/considered by the Department and it is proposed to grant license to you. 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 issuance of this notice, failing which the grant of license shall be refused.

To furnish the bank guarantee on account of Internal Development Charges for the amount calculated as under:-

1. INTERNAL DEVELOPMENT WORKS (IDW)

A)	Total Area	= 10.4375 acres
B)	Interim rate of Development	= ₹ 50.00 Lacs per acres
C)	Total cost of Development	= ₹ 521.875 Lacs
D)	25% bank guarantee required	= ₹ 130.46875 Lacs

2. EXTERNAL DEVELOPMENT CHARGES (EDC)

A)	Total Commercial Area	= 10.4375 acres
B)	Interim rate of EDC	= ₹ 365.24 Lacs per acres
C)	Amount	= ₹ 3812.1925 Lacs
D)	25% bank guarantee required	= ₹ 953.04813 Lacs

It is made clear that the Bank Guarantee of Internal Development Works has been worked out on the interim rates and you have to submit the additional bank guarantee if any, required at the time of approval of Service Plan/Estimate according to the approved layout plan. With an increase in the cost of construction and an increase in the number of facilities in the layout plan, you would be required to furnish an additional bank guarantee within 30 days on demand.

In the event of increase of rates of external development charges, you will have to pay the enhanced rates of external development charges as finally determined and as and when demanded by the DGTCP, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.

D.G.T.C.P. (Hr.)

1. To execute two agreements i.e. LC-IV & LC-IV-D Bilateral Agreement on Non-Judicial Stamp Paper of ₹ 3/-. Two copies of specimen of the said agreement are enclosed herewith for necessary action.
2. To deposit an amount of ₹ 20,50,01,710/- on account of balance license fee and an amount of ₹ 6,20,93,627/- on account of conversion charges through bank draft in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh.
3. To furnish an undertaking that you will deposit an amount of ₹ 7,39,20,984/- on account of Infrastructure Development Charges @ ₹ 1000/- per sq m (175 FAR) in two equal installments after grant of license. First installment shall be payable within 60 days and second installment within six months from the date of grant of license, failing which 18% interest PA will be charged.
4. To submit an undertaking that you will construct 24/30 m wide internal circulation road falling through your site side at your own costs and the entire road shall be transferred free of cost to the Government.
5. To furnish an undertaking that portion of sector road, service road and internal circulation plans road which shall form part of the license 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 Area Act, 1975.
6. To submit an undertaking that you will integrate the services with the HUDA services as and when available.
7. To submit an undertaking that you will have no objection to the regularization of the boundaries of the licensed land through give and take with the land that HUDA in finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon the colonizer.
8. To submit a certificate from the District Revenue Authority stating that there is no further sale of the land applied for license till date and applicant companies are owner of the land.
9. That you shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
10. To submit an undertaking to the effect that you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from external infrastructure to be laid by HUDA.
11. To submit an undertaking that you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, with in two months period from the date of grant of license 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.
12. To submit an undertaking that you shall provide the rain water harvesting system as per central ground water Authority Norms/Haryana Govt. notification as applicable.

13. To furnish an undertaking that the development/construction cost of 24/30 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land if any, alongwith the construction cost of 24/30 m wide road/major internal road as and when finalized and demanded by the Director General Town & Country Planning, Haryana.
14. To submit an undertaking that you shall provide the Solar water heating system as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
15. That you will intimate your official "email ID" to the department and correspondence done by department on this ID shall be treated as official intimation & legally valid.
16. To submit an affidavit duly attested by 1st Class Magistrate, to the effect that you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for License/change of land use under the provision of the Punjab Schedule Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963.
17. That you will complete the demarcation at site within 7 days and will submit the Demarcation Plan in the office of District Town Planner, Gurgaon within 15 days of issuance of this memo.
18. That in compliance of Rule- 27 of Rules 1976 & Section-5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number & full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the buyers for meeting the cost of internal development works in the colony.
19. That you shall enhance the paid up capital of AMB Infrabuild Pvt. Ltd. to ₹ 42.00 crore & submit Form – 2 & 5 from the MCA, Govt. of India website authenticating the above, before issuance of the license.
20. To submit an undertaking that at the time of booking of the plots/flats/commercial space in the licensed colony, if the specified rates of Plots/Flats/commercial space do not include IDC/EDC and are to be charged separately as per rates fixed by the Government from the plots/flats/commercial space owners, you shall also provide details of calculations per sq. mtrs. /per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
21. To submit an undertaking that you shall deposit the labour cess as applicable as per rules before approval of building plans.
22. That you shall submit a report from DFO, Gurgaon, ceritifying that the site is not affected by the Ministry of Environment and Forest, Government of India notification dated 07.05.1992.

23. The fee and charges being conveyed are subject to audit and reconciliation of accounts.

(ANURAG RASTOGI, IAS)
Director General
Town & Country Planning
Haryana Chandigarh

Endst. LC-2865-JE (VA)-2012/ Dated:

A copy is forwarded to the following alongwith copy of land schedule, with direction to verify demarcation at the site.

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

(P. P. SINGH)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh

To be read with LOI Memo No. 27406 Dated 31-12-12

1. Detail of the land owned by A. M B. Infrabuild Pvt. Ltd. Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Hayatpur	62	19	8-0
		21/2	1-12
		22	8-0
		23	7-15
	67	1/2	4-0
		2	8-0
		3/1	4-4
		9	8-0
		10	8-0
		11	8-0
		12/1	3-2
		13/1/1	1-19
		20/2/1	5-6
	68	15/2	2-0
		16/1/1	2-4
	67	8/2	3-8
		Total	**83-10 or 10.4375 acres**

Director General
Town and Country Planning,
Haryana, Chandigarh