

DIRECTORATE OF TOWN & COUNTRY PLANNING HARYANA

Sector -18, Chandigarh

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Memo No:-LC-2365-DS (R)-2010/ 6888

Dated: 27/5/10

To

Tejpal, Dal Chand, Chirman Lal, Hari Ram (33)
 Satbir Ss/o Ram Phal, Vidhi s/o Gabdu,
 Smt Geeta W/o Rajeshwar, Jhahriyamal S/o Banshi Ram,
 Rabinder, Behram Singh, Behram Pal S/o Hari Ram
 Smt Behramati D/o Hari Ram, Hari Chand, Hari Vishav s/o Kehar,
 Layak Ram, Suraj, Des Raj, Giri Raj Ss/o Sultan, Smt Kirmati W/o Des Raj, (17)
 Smt Virmati, Jagmati, Dharam Rati Ds/o Amar Singh (17)
 Dharambir, Ranbir Ss/o Amar Singh, Vatan Rati ram Ss/o Khulba,
 Khushi Ram s/o Hari Bansh, Sahbi Singh S/o Ram Sarup,
 Behram Singh s/o Ram Sawrup, Dharam Bir, Rajbir, Jagbir Ss/o Bache,
 Ajit s/o Pritam singh, Siriya, Shai Chand, Duli Chand,
 Sahaj Ram, Jay Pal Madanpal Ss/o Bansi,
 Tejpal, Rajpal, Omparkash, Bir Singh Ss/o Pyare Lal
 Smt Rajo, Prem, Bhamati Ds/o Pyare Lal,
 Jai Parkash, Behram Parkash Ss/o Data Ram,
 Des Raj s/o Sultan, Bhikari s/o Shanti,
 Jagmali d/o Sultan, Sita Ram s/o Murlidhar,
 Kanwar Singh, Raju Ss/o Singa Ram,
 Yad Ram, Bir Singh, Bachan Singh, Attar Singh Ss/o Sobha Ram, (6)
 Lakhi Ram s/o Shiv Narayan,
 Dharambir, Om Parkash, Dhani Rama Uraf Babu Raj Ss/o Hari Singh,
 Chander Pal, Sanjay Ss/o Kanwar Singh,
 Ajit Singh, Rohtash Ss/o Umrav,
 Giri Raj Singh, Gajraj Singh, Hans Raj Ss/o Bhudhan,
 Ram Singh s/o Kundan Singh,
 Dharampal, Ram Pal alias Raj Pal, Ram Kumar Ss/o Chander
 Nepal Singh s/o Chander, Lekh Ram s/o Munish,
 Sunder Singh, Surender Singh, Jitender Singh,
 Ravinder Singh Ss/o Sukh Pal, Subash, Azad Singh, Vinod Ss/o Chander Singh,
 Ranbir, Jagbir Ss/o Bucha, Lekh Raj s/o Parshadi,
 Khushi Ram Ss/o Harbansh,
 Shabhu Singh s/o Ram Sarup, Kuldeep S/o Ajit Singh,
 Amit Kumar s/o Ram Chander,
 Budhi S/o Gabdhu, Vilash, Aakash S/o Charan Singh,
 Naresh s/o Manwar, Vinod s/o Manwsi,
 Sher Singh, Jagni, Tej Pal S/o Harbansh, Smt Kijindri Wd/o Charmi,
 Smit Bimla, Jagresh D/o Khaman, Parveen, Narken S/o Kheman,
 Rajinder, Satbir, Ranbir s/o Kharni,
 Babu Ram, Om Parkash, Vijinder Ss/o Kharan Singh,
 Smt Prem W/o Kherab Singh,
 Rohtash, Dharambir, Satish Bhagat Singh Ss/o Chandi Ram,
 Shish Pal, Veg Raj Ss/o Charan Singh
 Sube Singh s/o Lihi Ram, Rattan Lal s/o Khushi pal,
 Shriya, Shiri Chand, Duli Chand, Sahaz Ram,
 Jai Pal, Madan Pal Ss/o Bansi, Sant Ram s/o Wazira,
 Narosh- Mahesh Kanshan Ss/o Sant Ram,
 Ramesh s/o Lekh Ram, Hoshiyari W/o Anant Ram,
 Rakesh Suri s/o Rishi Raj, Sanjeev S/o Peran,
 Parshadi Lal, Sunil Kumar S/o Attar Singh,
 Sanjay Sharma S/o PS Sharma, Satish s/o Suli Ram,
 Hari Kishan, Ram Kishan, Vijay Pal, Ram Babu, Hayam Babu Ss/o Gabdu,
 Ram Phal S/o Gabdu, Ram Ribh, Mange Ram Ss/o Gopal,
 Parkash, Mahi Pal, Shri Pal, Ram Pal, Jai Pal Ss/o Suraj Mal,
 Dharambir, Om Parkash, Dharam alias Babu Ss/o Hari Singh,
 Smt Sandhya W/o Shali Vahan, Kumari Shiwaleen D/o Shali Vahan Parmar,
 Smt Kunti W/o Digamber Sein,
 Bhagwan Dass S/o Kausan Ram, Nand Kishore, Pursanlal Ss/o Asha Nand,
 Bikha Ram- Kushi Ram, Tek Ram Ss/o Bedlal,
 Dharambir S/o Harbhajan, Sunny Nitin Ss/o Dharam Tanwar,

Dharam Singh Uref Dharmbir S/o Harbhajan,
Smt Sunita W/o Shahmal, Pardeep Kumar
Devi Singh Ss/o Smti Kamala Devi, Santosh, Karishna, Prem Lata Ds/o Taripta,
Dharam Alias Dharambeer S/o Harbhajan,
Smt Kiran W/o Dharam alias Dharambeer,
Dharm Uref Dharambir S/o Harbhajan,
Gaj Raj Singh s/o Budhan, Hans Raj Singh s/o Budhan,
Smt Bhagwati W/o Ram Singh,

M/s Ragal Green Land (P) Ltd, M/s Ornamental Realtors (P) Ltd
M/s Lavkush Builders (P) Ltd, M/s A. B. W. Infrastructure (P) Ltd,
M/s Fari Propbuild (P) Ltd, M/s Fondant Proppil (P) Ltd,
M/s Serial Buildtech (P) Ltd, M/s Day Jaind Buildcon (P) Ltd, 1
M/s M. K. MS Auto (P) Ltd, M/s Aarnon Builders Developers (P) Ltd, 10
M/s Aarli Builders Developers (P) Ltd, M/s Tamsy Developers (P) Ltd, 12
M/s Bela Builders & Developers (P) Ltd, M/s Karina Estate Developers (P) Ltd, 14
M/s Aalia Estate (P) Ltd, Kanna Estate (P) Ltd, 16
M/s Jai Kishana Promoters & Builders (P) Ltd,
M/s Legand Buildcon (P) Ltd, M/s Hammock Buildwell (P) Ltd, 19
M/s Tamanye Developers (P) Ltd, M/s B N Promoters (P) Ltd, 21
M/s Paying Propbuild (P) Ltd, M/s Himadri Real Estate & Developers (P) Ltd, 23
M/s Alphons Builders & Developers (P) Ltd.
C/o M/s Krrish Buildtech Pvt. Ltd
406, Elegance Tower, Jasola District Centre
New Delhi-25.

Subject:- Grant of Licence for Development of Residential Plotted Colony on the area measuring 151.931 acres falling in the revenue Estate of Village Nangli Umarpur, Ullawas, Maidawas, Kaderpur Ullawas in Sector-60, 61, 62, 63, & 65 Gurgaon.

Reference:- Your application dated 20.04.2010 13.05.2010 on the matter under subject.

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 land measuring 151.931 acre falling in the revenue estate of village Nangli Umarpur, Ullawas, Maidawas, Kaderpur Ullawas in Sector-60, 61, 62, 63, & 65 Gurgaon 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	= 5.91562 acres
ii)	Interim rate for development	= Rs.25.00 Lac per acre
iii)	Total cost of development	= Rs.147.8905 lakhs
iv)	Area under plotted development	= 146.01538 acres
v)	Interim rate for development	= Rs.10.0 Lac per acre
vi)	Total Cost of Plot. Dev/	= Rs.1460.1538 lakhs
vii)	Cost of Community Building	= Rs.369.60 lakhs
viii)	Total cost of development	= Rs. 1977.6443 lakhs
ix)	25% bank guarantee required	= Rs. 494.411 lakhs

EXTERNAL DEVELOPMENT WORKS:

i)	Commercial component of	= 5.91562 acres
v)	Interim rate (150 FAR)	= Rs. 274.879 Lac per acre
vi)	Total cost	= Rs.1626.08 lakhs
vii)	Area under plotted development	= 146.01538 acres
viii)	Interim rate for development	= Rs.68.72 Lac per acre
ix)	Total Cost of Plot. Dev/	= Rs. 10034.18 lakhs
x)	Total cost of the entire development	= Rs. 11660.26 lakhs
xi)	25% bank guarantee required	= Rs. 2915.065 lakhs

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 yet to be finalised. You will, therefore, be liable to pay the enhanced rates of external development charges and additional bank guarantee as and when finalized by HUDA and demanded as per prescribed schedule by the DTCP Haryana. An undertaking may be submitted in this regard.

2. 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 for necessary action.
3. To deposit the balance licence fee of Rs.14,79,19,009/- (Fourteen Crore Seventy-Nine Lacs Nineteen Thousand and Nine) through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
4. To deposit the conversion charges amounting to Rs. 12,35,31,078/- (Rs. Twelve Crore Thirty Five Lac Thirty One Thousands and Seventy Eight) through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
5. To submit an undertaking that you shall pay the infrastructure development charges- @ Rs.1000/- per sq meters for commercial component and @ of Rs.500/- for plotted development in two equal installments. First installment shall be payable within sixty days of the grant of licence and second installment within six months of grant of licence, failing which 18% PA interest have to be paid for the delayed period.
6. 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 such roads shall be transferred free of cost to the Government.
7. To furnish an undertaking that the portion of Sector road/ Green belt, if any, shall 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.
8. To submit an undertaking that you shall
 - i. Transfer the land measuring 7.037 acre area under proposed College site and 1.044 acre under Electric Sub Station, aggregating 8.081 acres, 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;
 - ii. Have no objection to the payment of entire fees and charges (including licence fees, scrutiny fees, conversion charges, EDC and IDC) for the said 8.081 acres;
 - iii. Not claim the benefit of saleable area against more than 50% of the said 8.081 acres.
9. To submit an undertaking that you will integrate the services with the HUDA services as per the approved service plans 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.

D.T.C.P. (HRY)

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.
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, within two months 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 owners of the land.
16. You shall submit an Indemnity Bond as per the enclosed proforma.
17. You shall submit the layout plan as per norms and permissible density.
18. To enter into a bilateral agreement with CA HUDA with a commitment of both the parties to either allow construction of a culvert over the existing 'Nallah' or finalise an exchange deed at an appropriate date in future to ensure that the areas separated by the 'Nallah' at present remains contiguous with the licenced colony.
19. You shall intimate the official "Email ID" to the Department and correspondence done by Department on this "ID" shall be treated as official intimation.
20. 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.

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