From

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

To

1. M/S Ram Prastha Builders Pvt. Ltd.,
2. M/S Ram Prastha Realtors Pvt. Ltd,
3. M/S Ram Prastha Developers Pvt. Ltd.,
4. M/S Ram Prastha Promoters Pvt. Ltd,
5. M/S S.A. Infracon Pvt. Ltd.,
6. M/S Ram Prastha Buildtech Pvt. Ltd.,
7. M/S Ram Prastha Township Pvt. Ltd,
8. M/S Nufurn Pvt. Ltd,
9. M/S B.S.Y. Infrastructure Pvt. Ltd.,
10. M/S B.S.Y. Developers Pvt. Ltd.
11. M/S Ram Prastha Estate Pvt. Ltd

C/O M/S S.A. Infratech Pvt. Ltd.
C-10, C- Block Vasant Vihar Market,
New Delhi.

Memo No. DS-07/ 29880
Dated: 1-12-2007

Subject: Grant of licence for setting up of a group housing colony on the land measuring 60.5112 acres at village Gadoli Kalan District Gurgaon in residential sector-33 of the Gurgaon-Manesar Urban complex.

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Reference your application dated 20.8.2007 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 group housing colony on the land measuring 60.5112 acres has been examined /considered by the department and it is proposed to grant licence to you with a population density norms of 250 persons per acre. 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 DEVELOPEMNT WORKS.

i)	Total Area under group housing development:	= 60.5112 acres
ii)	Interim rate for IDW	= Rs. 25.00 lacs / acre
iii)	Cost of IDW	= Rs 1512.78 lacs
iv.	Construction cost of community buildings	= Rs. 369.60 lacs
iv)	Total cost of IDW	= Rs. 1882.38 lacs
vi)	25% bank guarantee required	= Rs. 470.595 lacs

EXTERNAL DEVELOPDMENT CHARGES

D.T.C.P Hr.

i)	Area under Group Housing development	= 60.2087 acres.
ii)	Interim rates for EDC	= Rs.104.44 lacs/acre
iii)	Cost for EDC for G.H. area	= Rs.6288.197 lacs
iv)	Area under commercial use:	= 0.3025 acres
v)	Interim rate of EDC	= 104.44 lacs/acre
vi)	Cost of EDC for commercial area	= Rs. 31.5931 lacs
vii)	Total cost of EDC (v + vi)	= Rs.6319.79 lacs.
viii)	25% bank guarantee required	= Rs. 1579.95 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 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. An undertaking may be submitted in this regard.

4. To execute two agreements i.e. LC-I[illegible] and Bilateral agreement on LC-IV A 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. 12,85,428/- (Rs. Twelve lacs eighty five thousand four hundred twenty eight only) after adjusting excess amount of licence fee of Rs, 2,46,85,420/- 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. 625/- per sq. meters for group Housing area measuring 60.2087 acres and @ Rs. 1000/- per sq. meters for the 0 .5% commercial component of measuring 0.3025 acres, 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 .

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.

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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 is finally able to acquire any land in the interest of planned development and integration of services. The decision of competent authority shall be binding upon the colonizer.

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

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. An undertaking that you will make adequate arrangement for access to the site till the internal circulation as well as service roads is completed at site.

16. An undertaking that you will object to acquisition of land falling under the alignment of Nallha and will obtain permission from the competent authority for construction of culvert or a bridge of adequate size.

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

Director,
Town and Country Planning,
Haryana, Chandigarh