

From

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

To

1. M/s Ramprastha Infratech Pvt. Ltd,
2. M/s Ramprastha Greens Pvt. Ltd,
3. M/s S.A. Infracor. Pvt. Ltd,
4. Sh. Arun Walia s/o Har Bhagwan,
5. M/s Kamlavaliabh Developers Pvt. Ltd,
6. M/s Ramprastha Housing Pvt. Ltd.,
7. M/s Ramprastha Buildwell Pvt. Ltd
8. Sh. B.S. Yadav s/o Sh. Deep Chand,
9. M/s S.A. Township Pvt. Ltd.,
10. M/s Ramprastha Infrastructure Pvt. Ltd,
C/O M/s S.A. Infracor Pvt. Ltd,
C-10, C- Block Vasant Vihar Market,
New Delhi.

Memo No. DS-08/ 6415

Dated: 1-8-08

Subject: Grant of licence for setting up of a group housing colony on the land measuring 41.775 acres at village Wazirpur & Mewka District Gurgaon in residential sector-92 of the Gurgaon-Manesar Urban complex.

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Reference your application dated 27.8.2007 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 41.775 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:	= 41.775 acres
ii)	Interim rate for IDW	= Rs. 25.00 lacs / acre
iii)	Cost of IDW	= Rs. 1044.375 lacs
iv.	Construction cost of community buildings	= Rs. 302.55 lacs
iv)	Total cost of IDW	= Rs. 1346.925 lacs
vi)	25% bank guarantee required	= Rs. 336.73 lacs


D.T.C.P. Hr.

EXTERNAL DEVELOPMENT CHARGES

i)	Area under Group Housing development	= 41.566 acres.
ii)	Interim rates for EDC	= Rs.178.31 lacs/acre
iii)	Cost for EDC for G.H. area	= Rs. 7411.63 lacs
iv)	Area under commercial use:	= 0.209 acres
v)	Interim rate of EDC	= 178.31 lacs/acre
vi)	Cost of EDC for commercial area	= Rs. 37.27lacs
vii)	Total cost of EDC (v + vi)	= Rs. 7448.90 lacs.
viii)	25% bank guarantee required	= Rs. 1862.225 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-IV 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.

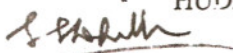
5. To furnish an undertaking that the portion of road which shall form part of the licensed area, will be transferred free of cost to the Government in accordance with the provisions of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

6. To deposit an amount of Rs. 2,76,44,118/- (Rs. Two Crores Seventy Six lacs Fourty Four thousand One Hundred Eighteen only) through bank draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh on account of conversion charges.

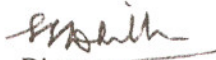
7. To furnish an undertaking that you will deposit the infrastructure development charges @ Rs. 625/- per sq. meters for group Housing area measuring 41.566 acres and @ Rs. 1000/- per sq. meters for the 0.5% commercial component of measuring 0.209 acres, in two installments. The first installment will 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 24 m 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.


D.T.C.P./Hr.

10. 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 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 service 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, 1990 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.

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

Ayojna Bhawan, Sector 18, Madhya Marg, Chandigarh.

Phone No: 0172-2549349, E-mail: tcphry@gmail.com, www.tcpharyana.gov.in

FORM LC-III (See Rule 10)

Regd.

To

M/s Ramprastha Infratech (P) Ltd,
M/s Ramprastha Greens Pvt Ltd,
M/s S.A. Infratech Pvt Ltd,
Sh. Arun Walia S/o Sh. Harbhagwan Singh,
M/s Kamlavallabh Developers Pvt Ltd,
M/s S.A. Township Pvt Ltd,
M/s Ramprastha Buildwell Pvt Ltd,
C-10, C-Block, Vasant Vihar Market,
New Delhi.

Memo No. 5DP-V-2010/LC-1635B/ 18336

Dated 31-12-10

Subject: Grant of licence to develop a Group Housing Colony on the additional land measuring 7.043 acres in the revenue estate of village Wazirpur & Mewka, Sector-92, Gurgaon Manesar Urban Complex.

Reference your application dated 06.01.2010 to grant licence to you to set up a Group Housing Colony on the additional land measuring 7.043 acres in Sector-92, Gurgaon Manesar Urban Complex as per detail mentioned in the schedule of land enclosed. 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.

2. To furnish 25% Bank Guarantee on account of internal development works and external development charges for the amount calculated as under:-

	INTERNAL DEVELOPMENT WORKS:				
i	Total Area under Group Housing Colony			7.043	acres
ii	Interim rate for Development		₹	50.00	lacs per acre
iii	Total cost of Development		₹	352.15	lacs
iv	Cost of community facility		₹	22.35	lacs
v	Grand total cost of development		₹	374.5	lacs
vi	25% Bank Guarantee required		₹	93.625	lacs
	EXTERNAL DEVELOPMENT CHARGES:	FAR			
i	Total Area under Group Housing Colony			7.008	acres
ii	Interim rate for EDC	175	₹	193.908	lacs per acre
iii	Total cost of Development		₹	1358.91	lacs
iv	Area under commercial component			0.035	acres
v	Interim rate for EDC	150	₹	258.729	lac per acre
vi	Total cost of Development		₹	9.056	lacs
vii	Grant Total (iii+vi)		₹	1367.966	lacs
viii	25% Bank Guarantee required		₹	341.992	lacs

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

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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 as additional bank guarantee within 30 days on demand.

You shall be liable to pay 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.

3. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of ₹ 3/- Copies of specimen of the said agreements are enclosed herewith for necessary action.
4. To furnish an undertaking that the portion of road 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 Area Act, 1975.
5. To deposit an amount of ₹ 6,84,031/- (₹ Six Lac Eighty Four Thousand Thirty One Only) on account of Balance licence fee, ₹ 46,59,570/- (₹ Forty Six Lac Fifty Nine Thousand Five Hundred Seventy Only) on account of conversion charges through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
6. To submit an undertaking that you shall pay the infrastructure development charges amounting ₹ 1, 78, 67,505/- (₹ One Crore Seventy Eight lacs Sixty Seven Thousand Five Hundred Five only) @ ₹ 1000/- per sq. meter for commercial component of 0.035 acre and @ ₹ 625/- per sq. meter for group housing component of 7.008 acres in two equal installments. First installment shall 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 will construct the 24 mtr wide internal roads forming part of the site area at your own cost and shall transfer the same free of cost to the Govt.
8. To submit an undertaking that you will take permanent access from proposed 24.0 meter wide internal road.
9. That development /construction cost of 24m/18m/15m wide major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land ,if any along with the construction cost of the same as and when finalized and demanded by DTCP, Haryana.
10. 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.
11. 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 the colonizer.

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13. The rain water harvesting system shall be provided as per Central Ground Water Authority Norms/ Haryana Govt. notification as applicable.
14. The provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an Occupation Certificate.
15. The colonizer / owner shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.
16. To furnish an undertaking that no claim shall lie against HUDA till non-provision of EDC services, during next five year.
17. To furnish 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, within two month period from the date of grant of licence to enable provision of site in your land for Transformers/ Switching Stations as per the norms prescribed by the power utility in the zoning plan of the project.
18. That you shall submit a certificate from District Revenue Officer that the ownership of the applied land is still with applicants.
19. You will complete the demarcation at site within 7 days from the date of issuance of LOI & will submit the same in the office of DTP (Gurgaon) within 15 days from the date of issuance of LOI.
20. To submit an affidavit that you have not filed any application for grant of licence/change of land use for the above said land.
21. 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.
22. The above demand for fee and charges is subject to audit and reconciliation of accounts.


(T.C. Gupta, IAS)

Director

Town and Country Planning,
Haryana, Chandigarh.

Email:-tcphry@gmail.com

Endst. No. 5DP-V-2010/LC-1635B/

Dated

A copy is forwarded to the following for information and to ensure the compliance of condition no. 19 of LOI.

- i) Senior Town Planner, Gurgaon.
- ii) District Town Planner (P) Gurgaon.


(Swati Anand)

District Town Planner (HQ)

For Director, Town and Country Planning
Haryana, Chandigarh

To be read with LOI memo no. 18386 dated 31-12-10

1. Detail of land owned by M/s Ramparstha Infratech (P) Ltd. 395/891 share, M/s Ram parstha Green.s (P) Ltd. 416/891 share, M/s S.A. Infracon (P) Ltd. 22/891 share, Arun Walia S/o Sh. Har Bhagwan Singh 58/891 share Distt. Gurgaon.

Village	Rect. No.	Kill No.	Area K-M
Wazirpur	91	3/3 min	0-5
		8/1	0-12
		9/2	0-9
		13	8-0
	91	14	8-0
		17/2	3-19
		12/2	8-0
		12/1	1-8
		19	8-0
		20	3-14
		21/1	0-8
		Total	<u>42-15</u>

2. Detail of land owned by M/s Kamlavallabh Developers (P) Ltd. 2/3 share M/s S.A. Township (P) Ltd. 1/3 share.

Village	Rect. No.	Kill No.	Area K-M
Wazirpur	91	18	8-0

3. Detail of land owned by M/s Ramprastha Buildwell (P) Ltd. 6/7 share M/s S.A. Infracon (P) Ltd. 1/7 share.

Village	Rect. No.	Kill No.	Area K-M
Mewka	8	3/2	5-12

Grand Total 56-7 or 7.043 acres


Director
 Town and Country Planning,
 Haryana, Chandigarh
