From

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

To

1. M/S DLF Universal Ltd.
2. M/S Swastha Builders (P) Ltd.
3. M/S Oskar Farming Co. (P) Ltd.
4. M/S Vidhur Cultivations Ltd.
5. M/S Suvidha Agro Products Ltd.
6. M/S Queensdale Cultivations Ltd.
7. M/S Aravali Cultivations Ltd.
8. M/S Manak Estate Pvt. Ltd.
9. M/S Vishram Agro Farms Ltd.
10. M/S Renkon Estates & Farms Ltd.
11. M/S Vikalpa Agro Industries (P) Ltd.
12. M/S Vaishali Cultivation (P) Ltd.
13. M/S Pracheen Krishi Udyog Ltd.
14. M/S Menka Agro Farming Co. (P) Ltd.
15. M/S Kum Kum Cultivation (P) Ltd.
16. M/S Vipul Vaibhav Agro Developers.
17. M/S Nav Sansar Agro Products (P) Ltd.
18. M/S Hansaylya Builders & Developer.
19. M/S Madhur Cultivations Ltd.
20. M/S Dreamland Agro Industries Ltd.
21. M/S Prashant Krishi Udyog (P) Ltd.)
22. M/S Surbhi Farming Co. (P) Ltd.
23. M/S Manavashali Estate (P) Ltd.
24. M/S Satyaveer Estate (P) Ltd.

C/O DLF Centre, Sansad Marg,
New Delhi-110001.

Memo No. 5DP(95/ 12619
Dated Chandigarh, the, 6-11-95.

Subject: Grant of licence to develop a residential/group housing colony namely DLF Qutab Enclave Phase-V at villages Wazirabad and Chakkarpur, District Gurgaon- M/S D.L.F. Universal Ltd & its associate companies.

2. In continuation of this office Memo No. 5DP-95/7718, dated 6.7.1995 on the subject noted above.

2. Vide letter under reference you were called upon to fulfil certain requirements/conditions laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976. After considering your representation dated 25.8.95 and 20.9.95, certain conditions of the letter of intent already issued vide letter under reference have been modified.

i) The estimated cost of internal and external develop-ment works are as under:-

Internal Development Works

a) Total area (Plotted) = 66.15 acres.
Interim Rate. = Rs 4.88 lacs per gross acre.
Total cost. = Rs 322.812 lacs.
Bank guarantee required. = Rs 80,703 lacs.

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b)	Total area (Group Housing)	= 319.73 acres.
	Interim Rate.	= Rs 10.00 lacs per gross acre.
	Total cost.	= Rs 31.97 crores.
	Bank guarantee required.	= Rs 8.00 crores.

External Development Charges.

a)	Total area (Plotted)	= 66.15 acres.
	Interim Rate.	= Rs 7.986 lacs per gross acre.
	Total cost.	= Rs 528.28 lacs.
	Bank Guarantee required.	= Rs 132.07 lacs.
b)	Total Area.(Group Housing).	= 319.73 acres.
	Interim Rate.	= Rs 26.62 lacs per gross acre.
	Total cost.	= Rs 85.11 crores.
	Bank Guarantee required.	= Rs 21.28 crores.

The above said bank guarantees on account of internal development works and external development charges already stand furnished by you. The bank guarantees furnished in excess shall be released after the grant of licence.

As regards External Development Charges, the owner shall pay EDC at tentative rate of Rs 26.62 lacs per gross acre for Group Housing Area and Rs 7.986 lacs per gross acre for plotted colony less the external development charges of Rs 2605.29 lacs (Rs twenty six crores five lacs and twenty nine thousand only) out of the amount already paid against licences earlier granted in Phase-V. This is subject to audit and reconcilation and the difference if any is subject to adjustment. The remaining amount shall be payable to HUDA/DTCP as per the terms and conditions of the licence/ agreement.

ii) Condition No. (iv) of the letter of intent issued earlier may be read as under:-

(iv) The density of population shall not exceed 250 PPA and ground coverage shall be limited to 25% in the Group Housing Area. However, it is made clear that while planning, you will take special care to maintain the green character of the area and accordingly make sufficient provisions for greenary, trees and open green spaces.

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(iii) Condition No. (vi) of the letter of intent issued earlier may be read as under:-

(vi) That you will connect one of the 18 Mts. wide internal road to the 30 Mts. wide proposed road along the foot-hills in Sector 42, and 26A ultimately connecting Gurgaon-Faridabad Road.

(iv) You will execute two fresh agreements i.e. LC-IV and Bilateral Agreements on the non-judicial stamp paper of Rs 3/- to be submitted separately for Group Housing and Plotted area, specimen of which are enclosed herewith. These Agreements may be submitted to the department within 10 days of the issue of this letter.

(v) The other conditions of the letter of intent issued vide letter under reference will remain the same.

Director,
Town and Country Planning,
Haryana, Chandigarh.

From

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

To

1. M/s Vidhur Cultivation Ltd,
2. M/s Aravali Cultivation Ltd,
3. M/s Surbhi Farming Co.Ltd,
4. M/s Pracheen Krishi Udyog Ltd,
5. M/s Rankon Estate & Farms Ltd,
6. M/s Madhur Cultivation Ltd,
DLF Centre, Sansad Mrg,
New Delhi.

Memo No.5DP(III)-2001/ 13546
Dated: 5-10-2001

Subject:- Grant of licence for an additional land measuring 10.305 acres falling in revenue estate of village Wazirabad District Gurgaon.

Reference your application dated 1.8.2001 and 14.8.2000 on the subject noted above.

Your case / 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 additional land measuring 10.305 acres falling in the revenue estate of village Wazirabad District Gurgaon has been examined / considered by the department and it is proposed to grant licence to you. You are therefore called upon to fulfil 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 30 days from the date of issue of this notice, falling which the grant of licence shall be refused:-

1. 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 DEVELOPMENT WORKS:

a) Total area under plotted development	=3.985 acres.
b) Interim rate for IDW	=Rs.7.98 lacs per acre
c)Total cost of IDW	=Rs.31.8 lacs
d)Interim cost of construction of community buildings .	= Nil
e) Area under G.H.Develop.	= 6.32 acres
f) Interim rate of I.D.W.	=Rs. 16.00 lacs per acre
g.) Total cost of I.D.W. of G.H.area	=Rs.101.12 lacs
h) Total cost of I.D.W.(c+g.)	Rs.132.92 lacs
i) 25% bank guarantee required	=Rs.33.23 lacs

EXTERNAL DEVELOPMENT CHARGE

a) Area under plotted Develop. (minius 0.41 acres comm.area)	= 3.575 Acres.
b)Interim rates for EDC	=Rs.14.15 lacs per acre
c)Total cost for EDC	=Rs.50.59 lacs

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d) Area under G.H.Develop. (minus 0.41 acre comm.area i.e.6.5percent of G.H.area).	= 5.91 acres
e) Interim rate of E.D.C.	= Rs.58.95 lacs per acres
f) Total cost of E.D.C. on G.H.area.	= Rs.348.40 lacs.
g.) Area under comm.component. (0.41 ac.(P) + 0.41 ac.(G.H.)	= 0.82 acres.
h) Interim rate of EDC	=Rs.58.95 lacs per acres
i) Total cost of EDC on commercial area	=Rs.48.34 lacs
g)Total cost of EDC (c+f +i)	=Rs.447.33 lacs
h) 25% bank guarantee required	=Rs.111.83 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 according to approved layout plan. In case of community buildings, the bank guarantee is based on interim rates of construction as on 1.1.1995. 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. The rates of external development charges are under review and are likely to be finalized soon w.e.f.1.1.97. In the event of increase of rates of external development charges, you have to pay enhanced rates of external development charges as and when demanded by the DTCP Hr. and furnish an undertaking in this regard.

If a decision is taken by the Govt. to levy proportionate development charges with regard to State/ National Highways, Transport, Irrigation facilities and Power facilities etc., the same shall be recovered from the licencee as and when demanded by the Director, within a specified period as per rates, terms and conditions so determined.

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

iii) To furnish an undertaking that the portion of sector/ master plan road which shall form part of the licenced area, will be transferred to the Govt. free of cost in accordance with the provisions of the Section 3 (3) (a) (iii) of the Haryana Development and Regulation of urban Areas Act, 1975.

iv) The density of population shall not exceed 250 PPA and ground coverage shall be limited to 25% in the group housing area.

v) The commercial area shall be provided up to 6.5% of the net planned area in the group housing area. Besides the above, additional area of 1% of net planned group housing area for cultural, recreational and amusement activities.

vi) To deposit an amount of Rs 29,92,572/-(Rs.Twenty nine lacs ninety two thousand five hundred seventy two only) through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh on account of conversion charges at the rate of Rs.60/- per sq. yard for 10.305 acres.

vi) For an area of 0.82 acres under the commercial use , you are liable to deposit an amount of Rs.19,68,000/- (Rs. Nineteen lacs sixty eight thousand only) on account of licence fee (@ Rs.25.00 lacs per acres minus Rs.1.00 lacs already deposited) and Rs.24,01,124/- (Rs. Twenty four lacs one thousand one hundred twenty four only) on account of conversion charges (@ Rs.665/- per sq. yards minus Rs.60/- per sq. yards already demanded in para –vi above) for the increased commercial area.

vii) To furnish an undertaking that no rights of the existing plot holders shall be infringed with the changes in the already licenced area.

Director,
Town and Country Planning,
Haryana, Chandigarh.

From

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

To

i) M/s Vikalpa Agro Industries Pvt. Ltd.
ii) M/s Prashant Krishi Udyog Pvt. Ltd.
iii) M/s Vidhur Cultivation Ltd.,
iv) M/s Vishram Agro Farms Ltd,
v) M/s Dream Land Agro Industries Ltd.
vi) M/s Surbhi Farming Company Pvt. Ltd.

DLF Centre, Sansad Marg,
New Delhi-110001.

Memo No. 5DP-96/ 6053
Dated: 24-4-96

Subject: Application for grant of licence for additional area of 44.21 acres in DLF Qutab Enclave Phase-V for setting up of a group housing colony at village Wazirabad,Distt.Gurgaon.

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Reference your application dated 6.3.96 and 9.4.96 for the grant of licence to set up a group housing colony at village Wazirabad, Distt. Gurgaon.

2. It is proposed to grant licence to you for setting up a group housing colony at village Wazirabad, Tehsil & Distt. Gurgaon for an area of 44.21 acres. You are, therefore, called upon to fulfil 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 the grant of licence shall be refused:-

i) 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 Development Works

a)	Total Group Housing Area	= 44.21 acres
b)	Interim rate of development works.	= Rs.10.00 lacs per gross ac
c)	Total cost of development (internal) works	= Rs.442.10 lacs
d)	Interim cost for development of community buildings	= Rs.327.95 lacs
	Total cost (c + d)	= Rs.770.05 lacs
e)	25% Bank guarantee required	= Rs.192.51 lacs.

External Development Charges

a)	Total area Group housing	= 44.21 lacs
b)	Rate	= Rs.29.28 lacs per gross ac
c)	Total cost	= Rs.1294.47 lacs
d)	Bank guarantee required	= Rs.323.62 lacs.

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It is made clear that the bank guarantee of internal development works has been worked out on the interim rate 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/building plans. In case of community buildings, the bank guarantee is based on interim rate of construction as on 1.1.1995. 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 submit additional bank guarantee within thirty days on demand.

ii) To execute two agreements i.e. LC-IV and Bilateral agreement on the non-judicial stamp paper of Rs.3/-. Two copies of specimen of agreements are enclosed herewith for necessary action.

iii) To furnish an undertaking that the portion of sector/ master plan roads which shall form part of the licenced area, shall be transferred to the Govt. free of cost in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act,1975.

iv) The density of population shall not exceed 250 PPA and ground coverage shall be limited to 25%.

v) The commercial area shall not exceed 6.5% of the net planned area of the Group Housing Area. Besides the above, an additional area of 1% of the net planned Group Housing Area shall be allowed for cultural, recreational and amusement activities, which do not have a predominently commercial content like cultural centre art musuem, ice skating rink and other such items to be decided by the Director, Town & Country Planning, Haryana. Commercial area in the plotted area shall be governed by the existing provisions in this regard.

vi) To furnish an undertaking that promotors shall abide by the policy decision taken by the Govt regarding provisions of fire protection measures in the multi storeyed buildings.

vii) One of the 18 mtrs wide internal road would be connected to the 30 mtrs wide proposed road along the foot-hills in Sector 42 and 26-A.

viii) That the group housing colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.

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ix) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder are duly complied with.

x) That the demarcation plan of the colony area is submitted before starting the development works in the colony for approval of the Zoning Plan.

xi) That the alignment/reservation along the creeks/ carrier channel shall be maintained as per requirements of Irrigation/Drainage Deptt of Haryana and as approved by Director, Town and Country Planning, Haryana.

xii) Adequate access to all unlicenced pockets situated within the licenced colony shall be provided by you in the detailed layout plan of the Group Housing area.

xiii) That you will get the layout plan approved of your entire licenced area as one scheme within a period of 6 months from the date of approval i.e. 29.12.95.

xiv) While Planning special care to maintain the green character of the area and for sufficient provisions for greenery of trees and open green spaces shall be made by you.

xv) That community buildings in the proposed area will be constructed as per instructions issued vide this Office letter Endst. No.5DP-94/11524-11537, dated 25.10.94.

xvi) That the Scrutiny fee @ Rs.1/- per sq mtr for the total plotted area of 66.15 acres will be deposited by you.

Director
Town & Country Planning
Haryana, Chandigarh.