Directorate of Town & Country Planning, Haryana

Ayojna Bhawan, Sector-18, Chandigarh, web site tcpharyana.gov.in
Phone: 0172-2549349; e-mail: tcphry@gmail.com

(LC-III, see Rule 10)

Letter of intent

Regd.

To

Aum Shri Hotels & Resorts Pvt. Ltd.,
96-A/9, Neel Khanth Apartment,
Kishan Garh, Vasant Kunj,
New Delhi-110070
Email ID – sheelfoods@gmail.com

Memo. No. LC-2800-JE(S)-2013/ 43563 Dated: 21/6/13.

Subject - **Letter of Intent for grant of license to develop a Group Housing Colony on the land measuring 18.744 acres in the revenue estate of village Dhunela, Sector-33 of Sohna, District Gurgaon – Aum Shri Hotels & Resorts Pvt. Ltd.**

Please refer to your application dated 16.11.2012 on above cited subject.

2. Your request for grant of license under section 3 of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed thereunder for the development of a Residential Group Housing Colony on the land measuring **18.744 acres** in the revenue estate of village Dhunela, Sector-33 of Sohna, District 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 issue of this notice, failing which the grant of license shall be refused.

3. To furnish 25% bank guarantee on account of Internal Development Works and External Development Works for the amount calculated as under :-

INTERNAL DEVELOPMENT WORKS:

1.	Area under residential GH colony	= **18.744** acres
2.	Interim rate for development	= Rs. 50.00 lac per acres
3.	Total cost of development	= Rs. 937.2 lac
4.	Cost of Nursery school	= Rs. 89.40 lac
5.	Total required cost	= Rs. 1026.60 lac
6.	Bank Guarantee required (25% of the total)	= **Rs.** 256.65 **lac**

EXTERNAL DEVELOPMENT WORKS:

1.	EDC for area GH Component:	
2.	18.6503 acres x 314.648 per gross acres	= Rs. 5868.28 lac
3.	EDC for Comm. Component (150% FAR):	
4.	0.0937 acres x 314.648 per gross acres	= Rs. 29.48 lac
5.	Total cost of EDC	= Rs. 5897.76 lac
6.	BG required equalant to 25% of total EDC	= **Rs. 1474.44 lac**

The demand of EDC and Bank Guarantee thereon shall be subject to the interim and final orders of Hon'ble High Court in CWP no 5835 of 2013. It is made clear that Bank Guarantee of Internal Development Works/EDC 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 Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, you would be required to furnish an additional Bank Guarantee within 30 days on demand.

4. To execute two agreements i.e. LC-IV and Bilateral Agreement on Non-Judicial Stamp Paper of Rs. 10/-. Copies of the specimen of said agreements are enclosed herewith for necessary action.

5. Conversion charges amounting to Rs. 98,32,885/- adjusted from the earlier deposits in case of change of land use permission granted for setting up of a Five Star Hotel on the applied land and balance conversion charges stands forfeited. An amount of Rs. 2,62,06,150/- on account of deficit

DG. TCP (HR)

licence fee is required to be deposit through Bank Draft in favour of Director General, Town & Country Planning, Haryana, Chandigarh.

6. To furnish an undertaking that:-

i) The portion of the 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.

ii) You shall deposit **Rs. 5,42,23,948/-** (after adjusting an amount of Rs. 87,62,256/- earlier deposited in case of change of land use permission) on account of Infrastructural Development Charges @ Rs. 460/- per Sqm for 175% FAR of group housing component and @ Rs. 750/- per Sqm for 150% FAR of commercial component in two equal installments. First within 60 days from issuance of license and second within six months through Bank Draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh. In failure of which, an interest @ 18% per annum for delay period shall be paid.

iii) You shall construct portion of service road, internal circulation roads, forming the part of site area at their own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) of the Haryana Development and Regulation of Urban Areas Act, 1975.

iv) You shall be responsible for compliance of all terms and conditions of licence/provisions of the Act of 1975 and Rules 1976 till the grant of Final Completion Certificate to the colony or relived of the responsibility by the Director General, Town & Country Planning, Haryana which ever is earlier.

v) You shall take permanent access from proposed service road along the development plan road.

vi) You shall integrate the services with HUDA services as and when made available.

vii) 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 change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.

viii) The development/construction cost of 24/18 m major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24/18 m wide major internal roads as and when finalized and demanded by the Department.

ix) You will have no objection for give and take proposal of the land in the license under consideration with HUDA required for integration of services. The decision of the competent authority shall be binding upon the colonizer.

x) You shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by MOEF, GOI before execution of development works at site.

xi) You shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DG, TCP Haryana till these services are made available from External Infrastructure to be laid by HUDA.

xii) You shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.

xiii) The rain water harvesting system shall be providing as per central ground water Authority Norms/Haryana Govt. notification as applicable.

xiv) The provision of solar water heating system shall be as per by HAREDA and shall be made operational where applicable before applying for an Occupation Certificate.

xv) You shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.

xvi) You shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.

xvii) The pace of the construction should be atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched, only after approval of Building Plans.

xviii) You shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the shop/showroom owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.

xix) The rates of licence fee has been revised/approved by the Govt. and the additional amount of licence fee be deposited as per revised rates within a period of 30 days, as and when demanded by the Department.

xx) There is no further sale in the land applied for grant of license till date, applicant companies are owner of the land and there is no dispute in any court of law.

xxi) 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 and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the shop/showroom owners for meeting the cost of internal development works in the colony.

xxii) You will obey all the directions/restriction given by this Department time to time in public interest.

xxiii) 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 change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.

7. 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.

8. You will intimate your official Email ID and the correspondence to this ID by the Department will be treated legal.

9. The above demanded fee and charges are subject to audit and reconciliation of accounts.

DA/schedule of land.

(Anurag Rastogi, I.A.S)
Director General, Town & Country Planning
Haryana Chandigarh

Endst. No. LC-2800-JE(S)-2013/ Dated:

A copy is forwarded to following for information and necessary action:-

1. The Chief Administrator, HUDA, Sector-6, Panchkula.
2. The Additional Director, Urban Estates, Haryana, Sector-6, Panchkula.
3. Senior Town Planner, Gurgaon
4. District Town Planner, Gurgaon.

(Karmveer Singh)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh