

From

Commissioner,  
Municipal Corporation,  
Gurgaon.

To

M/s Murliwala Realcon Pvt. Ltd.,  
10<sup>th</sup> Floor, Tower – 9, Building – B,  
DLF Cyber City, Phase – III,  
Gurgaon.

Memo No. MCG/CTP/2013/ 986

Dated: 17/9/13

Sub: **Town Planning Scheme (Group Housing) No. 13 on un-built area measuring 2 acres comprising khasra no. 24// 24/1, 24// 24/2, 29// 4/1, 24// 17/2/2 in the revenue estate of Village Kadipur, located in Residential Sector – 10A, Gurgaon - M/s Murliwala Realcon Pvt. Ltd.**

Reference your consent dated 21.03.2013, in form of undertaking on the subject cited as above.

It is intimated that Govt. vide memo no. DULB/TP/A-2/2013/31834 dated 07.08.2013 has considered and approved in principal the Town Planning Scheme (G.H) No. 13 on your land mentioned as per subject, subject to fulfillment of following conditions:

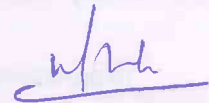
1. That you will deposit the following fee / charges as per the procedure:

• Scrutiny fee @ Rs. 10/- per sq. mtrs for 1 acres	-	1,41,638/-
• License fee Rs. 20 lacs per acre for 2 acre area	-	40,00,000/-
• Conversion charges @ Rs. 158/- per sq. mtr. for 8093.60 sq. mtr.-	-	12,78,790/-
• IDC @ Rs. 625/- per sq. mtr. for 8093.60 sq. mtr.	-	50,58,500/-
• EDC @ Rs. 258.10 lacs per acre for 2 acre	-	5,61,20,000/-
<b>Total</b>	<b>-</b>	<b>6,65,98,928/-</b>
2. That these charges are subject to audit and reconciliation of accounts.
3. That you will furnish 25% Bank Guarantee on account of Internal Development Works @ Rs. 50 Lacs per acre interim rate for the development.
4. That the External Development Cost does not include cost of 24 mtrs. / 18 mtrs. wide major internal road. You have to furnish an affidavit stating that any additional EDC will be paid as and when demanded by the Govt. / competent authority.
5. That the scheme shall be executed within a period of three years which may be further extended by the Government but not more than two years.
6. That the internal development works shall be carried out as per the approved service plans & estimates to be approved by the Director, Urban Local Bodies. Therefore, you are required to submit service plans and estimates for internal development works within a period of 30 days.

7. That you will submit demarcation plans to Commissioner, Municipal Corporation, Gurgaon within a period of sixty days from the date of approval of the Scheme and the same shall be got approved from Director.
8. That the building activities shall be regulated by the Zoning Plan and Building Plans to be got approved from Director. No construction shall be raised without approval of Building Plans.
9. That you will not give possession or get the sale deeds of the flats registered before getting the completion of the building from DULB and before the transfer of land coming under roads, parks and other common areas in favour of Municipal Corporation, Gurgaon through Hibbanama.
10. That you will be liable to pay the additional amount of scrutiny fee, license fee, conversion charges, infrastructure development charges, external development charges and pay any other charges fixed by the Government for any upward variation of the area.
11. That the land under open spaces and public utilities etc. as per approved layout plan / demarcation plan of the scheme shall be transferred to Municipal Corporation, Gurgaon free of cost without claim any compensation for the same. You will get the *Hibbanama* (gift deed) and mutation of the said land registered in the concerned Tehsil office in favour of Municipal Corporation, Gurgaon within sixty days of the approval of demarcation plan.
12. That you will be liable to pay enhanced rate of EDC as and when determined and demanded. An undertaking be submitted in this regard.
13. That you will submit an undertaking that you will have no objection to the regularization of the boundaries of the TP Scheme through give and take with any other development authority.
14. That you will submit a certificate from District Revenue Authority stating that there is no further sale of land applied for TP Scheme after the declaration of un-built area till date.
15. That you will submit an NOC as required under notification no. SO-1533 (E) dated 14.09.2006 issued by Ministry of Environment and Forest, Government of India before executing the development works at site.
16. That the Rain Water Harvesting System shall be provided as per Central Ground Water Authority norms / Haryana Government Notification as applicable.
17. That the provision of Solar Water Harvesting System as per the norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
18. That you will use only compact fluorescent set lands fitting for internal lighting as wells as Campus lighting.

20. That you will make arrangement for water supply, sewerage, drainage etc. to the satisfaction of the Municipal Authority till the services are made available.
21. That you will transfer the land coming under widening of the approach road free of cost to the concerned authority.
22. The provision of flats for Economically Weaker Sections (EWS) of the society shall be made as per the procedure being followed in Town & Country Planning Department and these flats shall be allotted through draw on the reserved price to be fixed by the Govt.
23. That the provision of dual pipe line system of fresh drinking water and conservation thereof by using tertiary treated water for uses other than drinking purpose shall be made in the proposed building.
24. That you will execute an agreement with the Director, Urban Local Bodies, Haryana regarding fulfillment of above terms & conditions.

In view of above you are directed to pay the above mentioned fee & charges, submit undertakings / affidavits towards fulfillment of the above conditions and you will execute the agreement within a period of 60 days of issue of this letter. So that the case can be sent to Govt. for according final approval of the scheme under section 267 (5) of Haryana Municipal Corporation Act, 1994.



Commissioner

**Endst. No. MCG/CTP/2013/**

**Dated:**

A copy of the above is forwarded to Director – cum – Special Secretary to Government Haryana, Urban Local Bodies Department for information in reference to his office memo no. DULB/TP/A-2/2013/31834 dated 07.08.2013.



Commissioner