

From

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

To

M/s Monika Property Dealers Pvt.Ltd.
A-10C, Mansarovar Garden,
New Delhi-15.

Memo No.5DP-2001/ 11102
Dated: 17.8.2001

Subject: Grant of licence to develop a commercial complex-
M/s Monika Property Dealers Pvt.Ltd.

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Reference your application dated 5.2.2001 and 8.5.2001
on the subject noted above.

2. Your case/request for the grant of licence under
section 3 of the Haryana Development and Regulation of Urban Areas
Act,1975 for development of a Commercial colony on the land
measuring 2.9718 acres falling in the revenue estate of village
Wazirabad and Hyderabad Viran, District Gurgaon, has been examined/
considered by the Department and it is proposed to grant licence
to you. 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 following
which your request for 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	= 2.9718 acres
b) Interim rate for development	@ 25.00 lacs per gross acre
c) Total cost of IDW	@ 74.30 lacs
d) 25% bank guarantee required	@ 18.57 lacs

EXTERNAL DEVELOPMENT WORKS:

a) Total area	= 2.9718 acres
b) Interim rate for development	@ 58.95 lacs per gross acre
c) Total cost of EDC	@ 175.19 lacs
d) 25% bank guarantee required	@ 43.90 lacs

It is made clear that the bank guarantee on account of

DTCP/HR

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 works for commercial area are under consideration and likely to be finalised soon. In the event of increase of external development charges rates, you will have to deposit the enhanced rates and also to submit the proportionate additional bank guarantee on account of enhanced rates of external development charges as and when demanded.

If a decision is taken by the Govt. to levy proportionate development charges with regard to State/ National Highways, Transport, Irrigation facilities etc the same shall be recovered from the licensee 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. IC-IV and Bilateral agreement on non-judicial stamp paper of Rs.3/-. Two copies of specimen of the said agreements are enclosed herewith for necessary action.

iii) To deposit an amount of Rs.25,65,036/- (Twenty five lakh sixty five thousand & thirty six only) through bank draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh on account of conversion charges.

iv) To furnish an undertaking to the effect that you will take permanent access from the proposed service road and temporary access will be taken from the 60 Mtr. wide development plan road till such time the service road becomes fully operational.

v) To furnish an undertaking that you will construct the portion of 10Mtr wide service road of your land at your own cost.

It is made clear that this letter of intent is being

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issued for the land measuring 2.9718 acres which includes an area of 2192.5 Sq.yards of your acquired pockets on which IITPA has constructed 60 Htr wide development plan road. The said 2192.5 Sq.yards land is to be exchanged with HUDA land adjoining to your remaining land subject to the actual demarcation of land at site and physical possession given by IITPA.

Director,
Town and Country Planning,
Haryana, Chandigarh.

From

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

To

M/s Monika Property Dealers Pvt.Ltd.
A-10-C, Mansarovar Garden,
New Delhi-110015.

Memo No.5DP-2004/ 6276
Dated: 30-4-2004

Subject: Grant of licence for setting up of a Commercial colony on the land measuring 0.22 acres at village Hyderpur Viran and Wazirabad District Gurgaon.

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Reference your application dated 12.11.2002 and 29.4.2003 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 commercial colony on the additional land measuring 0.22 acres falling in the revenue estate of village Hyderpur Viran, District Gurgaon has been examined/considered by the Department and it is proposed to grant licence to you. 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:

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

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|---------------------------------------|--------------------------|
| a) Total area | = 0.22 acres |
| b) Interim rate for development | = Rs.25.00 lacs per acre |
| c) Total cost of IDW | = Rs.5.50 lacs |
| d) 25% bank guarantee of IDW required | = Rs.1.375 lacs. |

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DTCP (HR)

EXTERNAL DEVELOPMENT CHARGES

- a) Total area = 0.22 acres
- b) Interim rate for development = Rs.91.54 lacs per acre
- c) Total cost of EDC = Rs.20.139 lacs
- d) 25% bank guarantee required = Rs. 5.035 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 are under consideration and are likely to be finalized soon. In the event of increase of external development charges rates, you will have to deposit the enhanced rates and also to submit the proportionate additional bank guarantee on account of enhanced rates of external development charges as and when demanded by DTCP Haryana, 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 etc. the same shall be recovered from the licencees as and when demanded by the Director, Town and Country Planning, Haryana within a specified period as per rates terms and conditions so determined.

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

4. To deposit an amount of Rs.8,79,500/- (Rs. Eight lacs seventy nine thousand five hundred only) through bank draft in favour of the Director, Town and Country Planning, Haryana payable at Chandigarh on account of deficit licence fee.

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5. To deposit an amount of Rs.7,08,092- (Rs. Seven lacs, eight thousand and ninety two only) through bank draft in favour of the Director, Town and Country Planning, Haryana payable at Chandigarh on account of conversion charges.
6. To deposit an amount of Rs.992/- (Rs. Nine hundred and ninety two only) through bank draft in favour of the Director, Town and Country Planning, Haryana payable at Chandigarh on account of deficit scrutiny fee.
7. To furnish an undertaking to the effect that you will take permanent access from the proposed service road and temporary access will be taken from the 60 meters wide development plan road till such time the service road becomes fully operational.
6. To furnish an undertaking that you will construct the portion of 10 meters wide service road forming part of your land at your own cost.


Director,
Town and Country Planning,
Haryana, Chandigarh. *12/2/69*