

From

The Director
Town & Country Planning,
Haryana, Chandigarh

To

M/s Paradise System Pvt. Ltd.
51, Furniture Block, Kirti Nagar,
New Delhi-110015

Memo. No. 5DP-III-2009/ 1061

Dated 5-2-09

Subject :-

Grant of License to develop a Commercial colony on the land measuring 2.681 acres falling in the revenue estate of village Nakhnaula in sector -MI-D, Gurgaon Manesar Urban Complex.

Reference your application dated 15.10.2007 on the above noted subject.

2

Your request for the grant of license under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976 framed there under for the development of a Commercial colony on the land measuring 2.681 acres falling in the revenue estate of village Nakhnaula in sector -MI-D, Gurgaon Manesar Urban Complex, 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 / 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, failing which the grant of licence shall be refused.

To furnish the 25% bank guarantee on account of Internal development charges for the amount calculated as under:-

3 INTERNAL DEVELOPMENT WORKS (IDW):-

- a) Total area = 2.681 acres
- b) Interim rate of IDW = Rs.25 lacs per acre
- c) Total cost of IDW of comm. component = Rs.67.025 lacs
- d) 25% B/G on a/c of IDW = Rs. 16.76 lacs

4. EXTERNAL DEVELOPMENT CHARGES (EDC):-

- a) Total area = 2.681 acres
- b) Interim rate for development = Rs.249.89 lacs per acre
- c) Total cost of EDC (for 1.75 FAR) = Rs.669.96 lacs
- d) 25% B/G on a/c of EDC = Rs.167.49 lacs

It is made clear that the bank guarantee of internal development works has been worked out on the interim rates and you have to submit the additional bank guarantee if any, required at the time of approval of service plan / estimates 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 an additional bank guarantee within 30 days on demand.

The rates of External Development Charges for Gurgaon have been conveyed by the Haryana Urban Development Authority (HUDA) on tentative basis. You will therefore be liable to deposit the rates of External Development Charges as finally determined by HUDA as per prescribed schedule by the Director, Town & Country Planning, and Haryana (DTCP). An undertaking may be submitted in this regard

D.V.C.P. Hr.

5. To execute two agreements i.e. LC-IV-B 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.
6. To deposit an amount of Rs 1,59,49,510/- (Rupees One crore, Fifty Nine lacs, Forty Nine thousand, Five Hundred Ten Only) on account of conversion charges through bank draft in favour of DTCP, Haryana payable at Chandigarh.
7. To furnish an undertaking that you will deposit the Infrastructure development charges @ Rs.1000/- per sq. mts for commercial area, in two equal installments after grant of licence. First installment shall be payable within 60 days and second installment within six months from the date of grant of licence, failings which 18% PA interest will be charged.
8. To submit an undertaking that you will construct 24 service road falling through your site side at your own cost and the entire road shall be transferred free of cost to the Government.
9. To furnish an undertaking that the portion of sector road, service road and internal circulation plan road which shall form part of the licence 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.
10. To submit an undertaking that you will integrate the services with the HUDA services as and when available.
11. To submit an undertaking that you will have no objection to the regularization of the boundaries of the licenced land through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon the colonizer.
12. To submit a certificate from the District Revenue authority stating that there is no further sale of the land applied for licence till date and applicant companies are owner of the land.
13. That you shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.9.2006 before executing development works.
14. 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.
15. To submit an undertaking that you shall abide by the circulation Plan as and when approved.
16. To submit 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, with in two month period from the date of grant of licence to enable provision of site in licenced land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
17. The fee and charges being conveyed are subject to audit and reconciliation of accounts.


-Director,
Town & Country Planning
Haryana, Chandigarh