

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

Web site tcpharyana.gov.in - e-mail: tcphry@gmail.com

Regd.

(LC-III, see Rule 10)

To

Dolphin Buildwell Pvt. Ltd., Anjaney Developers Pvt. Ltd.,
Honey Builders Pvt. Ltd., Limelight Realtors Pvt. Ltd.,
Crimson Infrastructure Pvt. Ltd., Parsvnath SEZ Ltd.,
Concord Buildwell Pvt. Ltd., Symphony Realtors Pvt. Ltd.,
Smt. Geeta w/o Sh. Devender Singh, Smt. Geetu Taneja w/o Sh. Naresh Taneja,
Hightech Propcon Pvt. Ltd. C/o Parsvnath Developers Pvt. Ltd.,
Parsvnath Metro Tower, Near Shahdara,
Metro Station, Shahdara,
New Delhi-110032
Email ID – mail@parsvnath.com

Memo No. LC-2793 (A to E)-JE (S) 2014/

15178.

Dated:

14/7/14.

Subject: Letter of Intent to develop a Residential plotted Colony on the land measuring 100.36875 acres situated in the revenue estate of village Mohmmadpur Gujjar & Sohna, District Gurgaon Sector-2, Sohna,– Parsvnath Developer Pvt. Ltd.

Please refer to your application dated 23.01.2013 on the above noted 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 Plotted Colony on the land measuring 114.4875 acres situated in the revenue estate of village Mohmmadpur Gujjar & Sohna, District Gurgaon Sector-2, Sohna has been examined by the Department and it is proposed to grant license for land measuring **100.36875 acres** (after excluding land measuring 14.11875 acres recorded as Shamlat Patti in revenue record) 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 (100.36875 acres):

- | | |
|--|--|
| • Area under residential Plotted | = 78.20875 acres |
| • Interim rate for development | = Rs. 20.00 lac per acres |
| • Cost of development | = Rs. 1564.175 lac |
| • Area under Commercial/GH | = 22.16 acres |
| • Interim rate for development | = Rs. 50.00 lac per acres |
| • Cost of development | = Rs. 1108 lac |
| • Cost of community facility | = Rs. 245.85 lac |
| • Total required cost | = Rs. 2918.025 lac |
| • Bank Guarantee required (25% of total) | = Rs. 729.50625 lac (valid for 5 years) |

EXTERNAL DEVELOPMENT WORKS (100.36875 acres):

- | | |
|---|--|
| • EDC for Plotted Component: | |
| • 78.20875 acres x 86.5282 lac | = Rs. 6767.2624 lac |
| • EDC for GH | |
| • 20.0592 acres x 346.1348 lac | = Rs. 6943.18718 lac |
| • EDC for commercial of GH | |
| • 0.1008 acres x 346.1348 lac | = Rs. 34.89039 lac |
| • EDC for commercial component | |
| • 2.0 acres x 403.80 lac | = Rs. 807.60 lac |
| • Total cost of EDC | = Rs. 14552.94 lac |
| • BG required equal to 25% of total EDC | = Rs. 3638.2350 lac (valid for 5 years) |

Shastri
DG, TCP (HR)


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. To deposit a sum of **Rs. 6,00,54,784/-** on account of conversion charges @ Rs. 125/- per Sqm for residential component, @ Rs. 1225/1050 per Sqm for comm. Component (175/150% respectively) and an amount of **Rs. 12,26,87,578/-** (@ Rs. 9.50 lac/per acre for plotted, Rs. 210 lac/per acre for commercial component for 175% FAR and Rs. 140 lac/per acre for commercial component for 150% FAR) on account of deficit licence fee be sent through bank draft in favour of Director General, Town & Country Planning, Haryana, Chandigarh.
6. You shall pay 25% of Rs. 140 crore outstanding on account of external development charges in various licences granted in the State, before grant of licence and remaining 75% in 3 equal quarterly installments after grant of licence.
7. The above demanded fee and charges are subject to audit and reconciliation of accounts.
8. To furnish an undertaking to the effect that:-
 - i. You shall deposit Rs. **19,51,99,911/-** on account of Infrastructural Development Charges @ Rs. 375/- per Sqm for plotted component and @ Rs. 750/- per Sqm for 175% FAR of commercial component and Rs. 460/- per Sqm for Group Housing 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 General, Town & Country Planning, Haryana payable at Chandigarh. In failure of which, an interest @ 18% per annum for delay period shall be paid.
 - ii. The area coming under the Sector/peripheral roads and restricted belt/green belt which forms part of licenced area and in lieu of which benefit to the extent permissible as per policy towards plotable area is being granted, shall be transferred free of cost to the Govt.
 - iii. You shall maintain and upkeep all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be in accordable with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Rules, 1976.
 - iv. You shall take permanent access from proposed service road along the development plan road.
 - v. You shall integrate the services with HUDA services as and when made available.
 - vi. 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.
 - vii. You have understand that 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.

- viii. You shall 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.
- ix. There is no further sale of the land applied for license till date and applicants are the owners of the applied land.
- x. You shall not create 3rd part right and not give any advertisement for sale of plot/flat/floor area/shops before approval of layout/building plans.
- xi. 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.
- xii. 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. Since the provisions of external development facilities may take long time by HUDA, you shall not claim any damage against the Department for loss occurred if any.
- xiii. You shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
- xiv. You shall provide the rain water harvesting system as per central ground water Authority Norms/Haryana Govt. notification as applicable.
- xv. The provision of solar water heating system shall be as per the HAREDA guidelines and shall be made operational where applicable before applying for an Occupation Certificate.
- xvi. The colonizer/owner shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.
- xvii. 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.
- xviii. 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 plot/flat/shop owners for meeting the cost of internal development works in the colony.
- xix. You shall keep pace of the construction atleast in accordance with sale agreement executed with the buyers of the plots/flats as and when scheme is launched, after approval of layout/building plans.
- xx. You shall not claim for licence on the balance land till having clear title of land and will apply afresh for said land alongwith licence fee (as the earlier deposited licence fee stands adjusted in the instant case).
- xxi. You shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the plots/flats owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- xxii. You shall abide by the condition imposed by the Director of Industries and Commerce of Haryana in his memo no 4769 dated 16.04.2013.
- xxiii. You shall take permission from PWD (B&R) for taking access from Gurgaon-Sohna scheduled road before actual execution works at site.
- xxiv. You shall deposit remaining 75% of dues Rs. 140 crore outstanding towards others various licences granted to you in 3 equal quarterly installments after grant of licence.
- xxv. You shall obey all the directions/restrictions imposed by the Department from time to time in public interest.

9. You shall submit afresh supplementary registered collaboration agreement in addition to earlier agreement entered into by the company with the land owners to the effect that:
- i). The developer company, i.e., Parsvnath Developers Pvt. Ltd. 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.
 - ii). The said agreement shall be irrevocable and no modification/alteration etc. in the terms and conditions of such agreement can be undertaken, except after obtaining prior approval of the Director General, Town & Country Planning, Haryana.
 - iii). The developer company, i.e., Parsvnath Developers Pvt. Ltd. shall submit supplementary joint development agreement in respect of land purchased by Honey Builders Pvt. Ltd. through sale deed dated 06.01.2014 executed for 2.00 acres.
10. You shall submit the Tark Pattanama of Parsvnath SEZ Ltd. from the applied land.
11. You shall submit a certificate from District Revenue Officer stating that there is no further sale of the land applied for license till date and applicants are the owners of the applied land.
12. You shall 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.
13. You shall intimate your official Email ID and the correspondence to this ID by the Department will be treated legal.

DA/schedule of land.


(Anurag Rastogi)
Director General, Town & Country Planning
Haryana Chandigarh

Endst. No. LC-2793 (A to E)-JE (S) 2014/

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