

# Directorate of Town and Country Planning, Haryana

Ayazna Bhawan, Sector-18, Chandigarh, web site: [tcepharyana.gov.in](http://tcepharyana.gov.in)

Phone: 0172-2549349; e-mail: [tcephry@gmail.com](mailto:tcephry@gmail.com)

Regd.

LC-III  
(See Rule 10)

To

Krishna Kaur widow and Mahendra Singh, Manjit Singh, Narendra Singh Ss/o Late. Bishan Singh, Prabhav Saini, Mukesh Kumar Saini s/o Mulhar Singh, Deepak Saini S/o Sh. Buddh Singh, Bharat Saini, S/o Sh. Laxman Singh, Vikas Saini S/o Sh. Mahender Singh, Sanjay Saini, S/o Late. Balbir Singh Saini, Lokesh Saini S/o Sh. Jagdish Saini, Satin Saini, S/o Jagdish Saini, Rakesh Kumar Saini, S/o Jagdev Singh, Ashok S/o Jagdev Singh, Trilok Saini, S/o Late. Sh. Balram Saini, Tilak Saini, S/o Late Sh. Balram Saini, Dinesh Saini, S/o Late Sh. Balram Saini, Vinod Kumar Saini, S/o Late. Sh. Balram Saini, Rajnish Saini, S/o Late Sh. Kanwar singh Saini, Rakesh Saini, S/o Late. Sh. Kanwar Singh, Surender Saini, S/o Late Sh. Kanwar Singh, Dalip Saini, S/o Late. Sh. Karwar Singh, Bal Krishen, S/o Sh. Kalu Ram, Babu Ram, S/o Late Sh. Kalu Ram, Sushil S/o Late. Sh. Kalu Ram, Om Prakash, S/o Late Sh. Kalu Ram, Mahender Singh S/o Late Sh. Molhar Singh, Ramo Devi W/o Sh. Buddh Singh, Gita Devi w/o Sh. Laxman singh, Madhu Siani, W/o Sh. Zile Singh, Vijay Kumar Saini S/o Late Sh. Amar Singh Saini M/s KNS Infracon Pvt. Ltd & Others.  
517-A, Plot No. 23, Narain Manzil,  
Barakhamba Road, New Delhi-110001.

Memo No. LC-2320-JE (BR)-2010/17284 Dated: 13-12-10

**Subject:** Grant of Letter of Intent for setting up of a group housing colony on the land measuring 10.462 acres in Sector-111 at village Chauma, Distt. Gurgaon- M/s KNS Infracon Pvt. Ltd.

**Reference:** Your application dated 28.10.2010.

2. Your request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed there under for the development of a group housing colony on the land measuring 10.462 acres falling in the revenue estate of village Chauma, Distt. Gurgaon has been examined/considered by the Department. 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 licence shall be refused:

To furnish 25% bank guarantee on account of internal development works and external development charges for the amount calculated as under:-

#### INTERNAL DEVELOPMENT WORKS:-

i) Total Area	= 10.462 acres
ii) Interim rate for development	= Rs. 50.00 lacs per acre
iii) Total cost of development	= Rs. 523.10 Lacs
iv) Cost of community Site	= Rs. 22.35 lacs
v) Grand Total	= Rs. 545.45 lacs
vi) 25% bank guarantee required	= Rs. 136.37 lacs

#### EXTERNAL DEVELOPMENT WORKS:-

i) Total Area under Group housing	= 10.41 acre
ii) Interim rate for EDC	= Rs. 193.908 lacs per acre
iii) Total cost of Development	= Rs. 2018.582 lacs
iv) Total Area under commercial component	= 0.052 acres
v) Interim rate of EDC	= Rs. 301.351 Lacs
vi) Cost of development	= Rs. 15.696 Lacs
vii) Total cost of development (iii +vi)	= Rs. 2034.278 Lacs
viii) 25% bank guarantee required	= Rs. 508.57 lacs

D.T.C.P. (HR)

8

It is made clear that the bank guarantee of internal development works 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 plan/estimates according to the approved layout plan/building 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 of demand.

The rates of external development charges for the Gurgaon-Manesar Urban Complex 2021 are being charged on tentative rates. You will therefore be liable to pay the enhanced rates of external development charges and additional bank guarantee as and when determined and demanded as per prescribed schedule by the DTCP Haryana. An undertaking may be submitted in this regard.

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

4. To furnish an undertaking that the portion of sector/master plan road which shall form part of the licenced 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.

5. To deposit an amount of Rs. 52,55,268/- (fifty two lacs, fifty five thousand and two hundred sixty eight only) on account of deficit licence fee, through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.

6. To deposit an amount of Rs. 10,12,722/- (Ten lacs, twelve thousand and seven hundred twenty two only) on account of composition fee, through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.

7. To deposit an amount of Rs. 80,59,075/- (Eighty lacs, fifty nine thousand and seventy five only) on account of conversion charges, through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.

8. To submit an undertaking that you will pay the infrastructure development charges amounting Rs. 2,10,444/- @ Rs.1000/- per Sqm for commercial area and Rs. 2,63,30,794/- @ Rs.625/- per Sqm for group housing component in two equal installments. First installment shall be payable within sixty days of grant of licence and second installment within six months from the date of grant of licence, failing which 15% PA interest will be charged.

9. To submit an undertaking that you will integrate the services with the HUDA services as per the approved service plans and as and when made available.

10. To submit an undertaking that you shall have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire any land in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon you.

11. That you shall submit NOC as required under notification dated 14.9.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site.

12. That you shall seek approval from the Competent Authority under the Punjab Land Preservation Act, 1900 or any other clearance required under any other law.

13. 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.

14. To furnish an undertaking that you shall convey "Ultimate Power Load Requirement" of the project to the concerned power utility, with a copy to the Director, within two month period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.

15. That you shall submit a certificate District Revenue Authority stating that there is no further sale of the land applied for licence till date and applicants are the owner of the land.

16. To furnish an undertaking that no claim shall lie against HUDA till non-provision of EDC services, during next five years.

17. That you will intimate your official Email ID and the correspondence to this ID by the Deptt. will be treated legal and enforceable.

18. That the rain water harvesting system shall be providing as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.


19. That the cost of 24/18 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any alongwith the construction cost of 24/18 m wide road/major internal road as and when finalized and demanded by the Director Town & Country Planning, Haryana.

20. That 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.

21. The colonizer/owner shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.

22. The above demand for fee and charges is subject to audit and reconciliation of accounts.

23. To submit an affidavit that you have not filed any application for grant of licence/Change of Land use for the above said land.

  
(T. C. Gupta)  
Director,

Town and Country Planning,  
Haryana, Chandigarh.

Endst no. LC-2320-JE (BR)-2010/

Dated:

A copy is forwarded to the following for information and necessary action please

1. Chief Administrator, HUDA, Panchkula.
2. Senior Town Planner, Gurgaon.
3. Chief Accounts Officer, O/o Senior Town Planner (M), sector-8C, Chandigarh.
4. District Town Planner, Gurgaon

(Swati Anand)

District Town Planner (HQ)  
For Director, Town and Country Planning,  
Haryana, Chandigarh.

To be read with LOI Memo No. 12284 Dated 13-12-60

1. Detail of the land owned by M/s K. N. S Infracon (P) Ltd. 1/3 share, Smt. Krishana Kaur Wd/o Bishan Singh, Mohinder Singh, Manjeet Singh, Nariender Singh, Ss/o Bishan Singh 1/3 share, Parbhav S/o Zile Singh, Mukesh Kumar S/o Mohlar Singh, Deepak S/o Budh Singh, Bhart S/o Laxman Singh, Vikash S/o Mohinder Singh 1/8 share, Tirlok Chand, Tilk Raj, Vinod Kumar, Dinesh Kumar, Ss/o Bal Ram, Rakesh, Ashok Ss/o Jagdev, Lokesh, Satin Ss/o Jagdish, Sanjay S/o Balbir 1/12 share, Babu Ram, Balkishan, Sushil Kumar, Om Parkash Ss/o Kalu Ram 1/12 share, Rakesh Kumar, Rajneesh Kumar, Suriender, Dalip Ss/o Kanwar Lal 1/24 share at village Chouma, Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Chouma	28	25/2	3-0
	29	20	8-0
		21	8-0
<b>Total</b>			<b>19-0 or 2.375 acres</b>

2. Detail of the land owned by M/s K. N. S. Infacon Pvt. Ltd. at village Chouma, Distt. Gurgaon.

Chouma	39	2/2	2-7
		9	7-9
		12	8-0
<b>Total</b>			<b>17-16 or 2.225 acres</b>

3. Detail of the land owned by Smt. Krishana Kaur Wd/o Bishan Singh, Mohinder Singh, Manjeet Singh, Nariender Singh Ss/o Bishan Singh at village Chouma, Distt. Gurgaon.

Chouma	39	1/2	2-4
		10	8-0
		11 min	5-3
		19 min	5-3
		20 min	2-2
<b>Total</b>			<b>22-12 or 2.825 acres</b>

4. Detail of the land owned by Parbhav S/o Zile Singh, Mukesh Kumar S/o Mohlar Singh, Deepak S/o Budh Singh, Bharat S/o Laxman Singh, Vikash S/o Mohinder Singh 6/16 share, Tirlok Chand, Vinod Kumar, Dinesh Kumar, Tilk Raj Ss/o Bal Ram Singh, Rakesh, Ashok Ss/o Jagdev, Lokesh, Satin Ss/o Jagdish, Sanjay S/o Balbir 4/16 share, Babu Ram, Balkishan, Sushil Kumar, Om Parkash Ss/o Kalu Ram 4/16 share, Rakesh Kumar, Rajneesh Kumar, Suriender, Dalip Ss/o Kanwar Lal 2/16 share at village Chouma, Distt. Gurgaon.

Chouma	39	1/1	5-16
		2/1	5-7
<b>Total</b>			<b>11-3 or 1.393 acres</b>

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
~~D.T.C.R.~~  
Hr. CHD  
Gurgaon

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-2-

5. Detail of the land owned by Sanjay S/o Balbir Singh, Rakesh, Ashok Ss/o Jagdev, Lokesh, Satin Ss/o Jagdish, Tirllok Chand, Vind Kumar, Dinesh Kumar, Tilk Raj Ss/o Bal Ram 4/16 share, Babu Ram S/o Kalu Ram, Om Parkash, Sushil Kumar Ss/o Kalu Ram 4/16 share, Vijay Kumar S/o Amer Singh 2/16 share, Mohinder Singh, Mukesh Kumar Ss/o Mohlar Singh, Smt. Ramo Devi W/o Budh Singh, Smt. Geeta Devi W/o Laxman Singh, Smt. Madhu Devi W/o Zile Singh 3/8 share at village Chouma, Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area K-M	Area Taken
Chouma	40	5	8-0	8-0
		6	8-0	5-3
<b>Total</b>			<b>13-3 or 1.644 acres</b>	
<b>G. Total</b>			<b>83-14 or 10.462 acres</b>	

  
Director  
Town and Country Planning,  
Haryana, Chandigarh  
*Chandigarh*