

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

Ayoina Bhawan, Sector -18, Madhya Marg, Chandigarh

Phone: 0172-2549349, Email: tcp_hry@gmail.com, www.tcp_haryana.gov.in

Memo No:-LC-2015/DS (R)-2011/ 28169 Dated: 29/12/11

To
M/s Khanna Developers Pvt. Ltd.,
Sh. Gyarasi Lal S/o Sh. Deep Chand,
Sh. Amar Nath S/o Sh. Duli Chand,
C/o M/s Sana Realtors Pvt. Ltd.,
H-69, Upper Ground Floor, above HDFC Bank,
Outer Circle, Connaught Place,
New Delhi-110001.

Subject: - Letter of Intent- Grant of licence to for setting up of a commercial colony on the land measuring 2.00 acres falling in the revenue estate of village-Badshahpur in sector-67 Gurgaon-Manesar Urban complex to individual land owners in collaboration with M/s Sana Realtors Pvt. Ltd.

Reference: - Your application dated 15.03.2010 on the subject noted above.

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 commercial colony on the land measuring 2.00 acres in falling in the revenue estate of village Badshahpur in Sector-67, Gurgaon-Manesar Urban Complex has been examined/considered by the Department with the condition that the ground coverage and FAR is permissible on the net planned area available in Sector area, subject to actual demarcation at site. The schedule of land is enclosed. 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.

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

INTERNAL DEVELOPMENT WORKS:

- | | |
|----------------------------------|-------------------------|
| i) Area under commercial | = 2.00 acres |
| ii) Interim rate for development | = Rs.50.00 Lac per acre |
| iii) Total cost of development | = Rs.100.00 lacs |
| iv) 25% bank guarantee required | = Rs. 25.00 lacs |

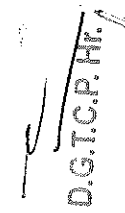
EXTERNAL DEVELOPMENT WORKS:

- | | |
|----------------------------------|---|
| i) Area under commercial | = 2.00 acres |
| ii) Interim rate for development | = Rs.332.036 Lac per acre (for 175 FAR) |
| iii) Total cost of development | = Rs. 664.072 lacs |
| iv) 25% bank guarantee required | = Rs. 166.018 lacs |

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.

2. 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.

3. To deposit the Balance licence fee amounting to Rs. **1,08,50,000/-** (Rs. One Crore, Eight Lacs, Fifty Thousand only) through bank draft in favour of Director General, Town and Country Planning, Haryana payable at Chandigarh.


D.G.T.C.P.Hr.

4. To deposit the conversion charges amounting to Rs. **1,18,98,180/-** (Rs. One Crore, Eighteen Lac, Ninety Eight Thousands, One Hundred, Eighty only) through bank draft in favour of Director General, Town and Country Planning, Haryana payable at Chandigarh.
5. To submit an undertaking that you shall pay the infrastructure development charges @ Rs.1000/- per sq meter for commercial area in two equal installments. First installment will be paid within sixty days of grant of licence and second installment within six months of grant of licence, failing which 18% PA interest will be liable for the delayed period.
6. That the portion of sector/master plan road, if any forms part of the licensed area, will be transferred to the Government free of cost in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
7. To submit an undertaking that you shall construct 12 mtrs wide service roads and 24/18 mtrs internal circulation plan roads passing through your site at your own cost and the entire area under said roads shall be transfer free of cost to the Govt.
8. To furnish an undertaking to the following effect:
 - i) That I understand that the development/construction cost of 24 m/18m major internal roads is not included in the EDC rates and
 - ii) That I shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department
9. To submit an undertaking that you shall integrate the services with the HUDA services as per the approved service plans and as and when made available.
10. The applicant will 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 in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon the colonizer.
11. To submit an undertaking to the effect that 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 provisions of the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1963.
12. To submit an undertaking that you shall obtain clearance from the competent authority, if required, under PLPA, 1900 and any other clearance required under any other law.
13. That 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.
14. To submit an undertaking to the effect that applicant 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. The rain water harvesting system shall be providing as per central ground water Authority Norms/Haryana Govt. notification as applicable.
16. To furnish an undertaking that applicant shall convey "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 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.

17. The provision of solar water heating system shall be as per the instructions issued by HAREDA and shall be made operational where applicable before applying for an Occupation Certificate.
18. The colonizer/owner shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.
19. To furnish an undertaking that applicant shall pay labour-cess charges as per policy dated 04.05.2010.
20. You will complete the demarcation at site within 7 days from the date of issuance of LOI & will submit the same in the office of DTP (Gurgaon) within 15 days from the date of issuance of LOI.
21. That 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 & full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the buyers for meeting the cost of internal development works in the colony.
22. That the colonizer shall intimate the official E-mail ID to this office for the purpose of correspondence. The information sent to this ID will be treated as official.
23. To furnish a certificate from 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.
24. The above demand for fee and charges is subject to audit and reconciliation of accounts.

DA/schedule of land


(T.C. Gupta, IAS)
Director General,
Town and Country Planning
Haryana, Chandigarh

Endst. No. LC-2015/DS(R)-2011/

Dated

A copy is forwarded to the following for information and to ensure the compliance of condition no. 20 of LOI.

- i) Senior Town Planner Gurgaon
- ii) District Town Planner (P) Gurgaon.


(Jitender Sihag)
District Town Planner (HQ)
For Director General, Town and Country Planning
Haryana, Chandigarh

To be read with LOI Memo No. 2016/19 Dated 29/12/11

1. Detail of land owned by Sh. Gyarasi Lal S/o Sh. Deep Chand, Village Badshahpur, District-Gurgaon.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> K—M
Badshahpur	123	17/1	4—19
		17/2	0—19
		24/3	0—14
		Total	6—12

2. Detail of land owned by Sh. Amar Nath S/o Sh. Duli Chand.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> K—M
Badshahpur	123	18/1	2—19
		24/1/1	0—9
		Total	3—8

3. Detail of land owned by M/s Khanna Developers Pvt. Ltd..

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> K—M
Badshahpur	123	24/1/3	0—10
		24/2	5—10
		Total	6—0
		Grand Total	16—0

Director General
Town and Country Planning,
Haryana, Chandigarh
Call 91-172