

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

Ayodhya Bhawan, Sector -18, Madhya Marg, Chandigarh
Phone: 0172-2549349, Email: tcphry@gmail.com, www.tcpharyana.gov.in

Memo No:-LC-2537-DS (R)-2011/ 14453.

Dated: 29/9/11

To

M/s Shine Buildcon Pvt. Ltd.,
S-518, Greater Kailash,
New Delhi.

Subject: - Letter of Intent-Grant of licence for setting up of commercial colony on the area measuring 2.893 acres, falling in the revenue estate of village Badshahpur in Sector -70, Gurgaon Manesar Urban Complex-M/s Shine Buildcon Pvt. Ltd.

Reference: - Your application dated 06.01.2011 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 2.893 acre falling in the revenue estate of village Badshahpur in Sector-70, 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	= 2.893 acres
ii)	Interim rate for development	= Rs.50.00 Lac per acre
iii)	Total cost of development	= Rs.144.65 lacs
iv)	25% bank guarantee required	= Rs.36.163 lacs

EXTERNAL DEVELOPMENT WORKS:

i)	Area under commercial	= 2.893 acres
ii)	Interim rate for development	= Rs.332.036 Lac per acre (for 175 FAR)
iii)	Total cost of development	= Rs. 960.581 lacs
iv)	25% bank guarantee required	= Rs. 240.15 lacs

It is made clear that the bank guarantee of internal development work 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. 5, 80, 32, 314/- (Rs. Five Crores, Eighty Lac, Thirty Two Thousand, Three Hundred Fourteen only) through bank draft in favour of Director General, Town and Country Planning, Haryana payable at Chandigarh.
4. To deposit the conversion charges amounting to Rs. 1, 72, 10, 717/- (Rs. One Crores, Twenty Two Lac, Ten Thousand, Seven Hundred Seventy 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 meters for commercial area in two equal installments. First installment will be 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 which shall form part of the licensed area, will be transferred to the Government free of cost in accordance with the provisions of Sector 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
7. The applicants will transfer the land forming part of service roads 12/24 mtrs. Wide internal road as well as green belt if any free of cost to the Govt.

D.G.T.C.P. No.

8. To furnish an undertaking to the effect that it is understood that the development/construction cost of 24 mtrs wide road/major internal road is not included in the EDC rates and that you will pay the proportionate cost for acquisition of land, if any, along with 24 mtrs. Wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning Haryana.
9. The applicant will integrate the services with the HUDA services 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 any land 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 that you shall obtain clearance from the competent authority if required under PLPA, 1900 and any other clearance required under any other law.
12. To furnish an undertaking that applicant 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.
13. 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.
14. 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, 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. To furnish an undertaking that applicant shall pay labour-cess charges as per policy dated 04.05.2010.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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 & Country Planning,
Haryana, Chandigarh

Endst. No. LC-2537/DS(R)-2011/

Dated

(i)
(ii)


A copy is forwarded to the following for information and to ensure the compliance of condition no. 16 of LOI.
Senior Town Planner Gurgaon
District Town Planner (P) Gurgaon.

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

14453.
To be read with LOP Memo No. Dated: 29/9/11

1. Detail of land owned by M/s Shine Buildcon Pvt. Ltd., Village-Badshahpur, District- Gurgaon.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> K—M	<u>Area Taken</u> K—M
Badshahpur	89	14	8--0	8--0
		15	8--0	2--9
		16	8--0	2--9
		17	7--16	7--16
		25	7--16	2--9
Total				23--3 or 2.893 acres


Director General
Town and Country Planning,
Haryana, Chandigarh
Chhotu Kgo