

From

The Director,  
Town and Country Planning,  
Haryana, Chandigarh.

To

M/S Pioneer Urban Land & Infrastructure Pvt. Ltd.  
Paras Down Town Centre, Floor 5 & 7,  
Sector Road, Sector-53, Gurgaon-122002.

Memo No. DS-07/ 28/52

Dated: 2-11-07

Subject: Grant of licence for setting up of a group housing colony on the land measuring 24.606 acres at village Ghatta District Gurgaon in residential sector-62 of the Gurgaon-Manesar Urban complex.

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Reference your application dated 21.7.2006 on the subject noted above.

2. Your case/request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 for the development of a group housing colony on the land measuring 24.606 acres has been examined /considered by the department and it is proposed to grant licence to you with a population density norms of 250 persons per acre. You are therefore, called upon to fulfill the following requirements/conditions laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of thirty days from the date of issue of this notice failing which your request for grant of licence shall be refused:

3. To furnish bank guarantee equal to 25% of the estimated cost of internal and external development works which has been worked out as under:-

#### INTERNAL DEVELOPEMNT WORKS.

i)	Total Area under group housing development:	= 24.606 acres
ii)	Interim rate for IDW	= Rs. 25.00 lacs / acre
iii)	Cost of IDW	= Rs 615.15 lacs
iv.	Construction cost of one community building	= Rs. 89.40 lacs
iv)	Total cost of IDW	= Rs. 704.55 lacs
vi)	25% bank guarantee required	= Rs. 176.1375 lacs

#### EXTERNAL DEVELOPDMENT CHARGES

i)	Area under Group Housing development	= 24.483 acres.
ii)	Interim rates for EDC	= Rs.104.44 lacs/acre
iii)	Cost for EDC for G.H. area	= Rs.2557.01 lacs
iv)	Area under commercial use:	= 0.123 acres
v)	Interim rate of EDC	= 104.44 lacs/acre → 121.85
vi)	Cost of EDC for commercial area	= Rs. 12.85 lacs → 1498.755
vii)	Total cost of EDC (v + vi)	= Rs.2569.86 lacs.
viii)	25% bank guarantee required	= Rs. 642.46 lacs.

26999755/-

It is made clear that bank guarantee on account of internal development works has been worked out on the interim rates and you will have to submit the additional bank guarantee if any at the time of approval of service plan/estimates

  
D.T.C.P. Hr.

according to the approved layout plan. The rates of external development charges for the Gurgaon- Manesar Urban Complex 2021 are being determined and are likely to be finalized soon. There is likely hood of substantial enhancement in these rates. You will therefore be liable to deposit the enhanced rates of external development charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana. An undertaking may be submitted in this regard.

4. To execute two agreements i.e. LC-IV and Bilateral agreement on LC-IV A on the non-judicial stamp paper of Rs.3/-. Two copies of the specimen of the said agreements are enclosed herewith for necessary action.
5. To furnish an undertaking that the portion of road which shall form part of the licensed 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.
6. To deposit an amount of Rs. 1, 62, 82,271/- (Rs. Two crore sixty two lacs eighty two thousand two hundred seventy one only) through bank draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh on account of conversion charges.
8. To furnish an undertaking that you will deposit the infrastructure development charges @ Rs. 625/- per sq. meters for group Housing area measuring 24.483 acres and @ Rs. 1000/- per sq. meters for the 0.5% commercial component of measuring 0.123 acres, in two installments. The first installment will be payable within sixty days of grant of licence and second installment within six months of grant of licence.
9. To furnish an undertaking that you shall derive permanent access from the 24 meters wide internal road and 24 meter wide service road along sector road.
10. 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.
11. To furnish an undertaking that you shall have no objection to the regularization of the boundaries of the licensed land 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 competent authority shall be binding upon the colonizer.
12. To furnish an undertaking that you will construct the 24 meter wide internal road and 12 meter wide service road forming part of the site area at your own cost and will transfer the same free of cost to the Govt.
13. To furnish 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.

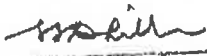
  
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14. You are required to obtain NOC/ clearance with regard to notification dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before execution of development works at site.

15. An undertaking to the effect that you shall obtain clearance from the competent authority if required under PLPA, 1900 and any other clearance required under any other law.

16. The unauthorized construction raised at site will have to be removed before the approval of demarcation plan.

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

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