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DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Ayojna Bhawan, Sector -18, Madhya Marg, Chandigarh
Phone: 0172-2549349, Email: tcphry@gmail.com, www.tcpharyana.gov.in

Memo No. LC-1492/DS(R)-2010/ 9966

Dated 10-8-10

From

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

To

M/s Ishayu Builders & Developers Pvt Ltd.
C/o M/s. DLF New Gurgaon Offices Developers Pvt Ltd
DLF Center, Sansad Marg,
New Delhi-110001

Subject:

Grant of licence to develop a I.T. Park on the land measuring 6.775 acres falling in residential sector-58 in the revenue estates of village Behrampur, Tehsil and Distt. Gurgaon
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Reference your application dated 03.05.2007 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 Cyber Park colony on the land measuring 6.775 acres falling in the revenue estate of village Behrampur, District Gurgaon has been examined/considered by the Department and it is proposed to grant licence to you. 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:

To furnish bank guarantee equal to 37.5% of the estimated cost of internal and external development works which has been worked out as under:-

INTERNAL DEVELOPMENT WORKS:

i)	Total Area under I.T.	=6.775 acres
ii)	Interim rate for development	=Rs.50.00 lacs per acre
iii)	Total cost of development	=Rs.338.75 lacs
iv)	37.5% bank guarantee required	=Rs.127.03 lacs

EXTERNAL DEVELOPMENT WORKS:

i)	Area under I.T.	= 6.504 acres
ii)	Interim rate for EDC	=Rs.229.053 lacs per acre
iii)	Total cost of development	=Rs.1489.7607 lacs
iv)	Area under Commercial Component	=0.271 acre
v)	Interim rate for EDC	=Rs.260.788 lacs per acre
vi)	Total cost of development	=Rs.70.6735 lacs
vii)	Grand Total cost of development	=Rs.1560.4343 lacs
iv)	25% bank guarantee required	=Rs.390.11 lacs.

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 according to the approved layout plan. The Haryana Urban Development Authority (HUDA) has conveyed the new revised rates of EDC. In case of increase in the rates of external development charges, you will have to pay the enhanced rates of external development charges as and when determined by the DTCP, Haryana. An undertaking may be submitted in this regard.

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5. To execute two agreements i.e. LC-IV and Bilateral agreement on the non-judicial stamp paper of Rs.3/-. Two copies of the specimen of the said agreements are enclosed herewith for necessary action.
 6. To deposit an amount of Rs. 32,62,915/- (Rs. Thirty Two Lac Sixty Two Thousand Nine Hundred Fifteen only) through bank draft in favour of the Director, Town and Country Planning, Haryana payable at Chandigarh on account of Conversion Charges.
 7. To submit an undertaking that you will deposit the infrastructure development charges @ Rs. 250/- per sq. meters on the gross area for I.T. area 6.504 acres and Rs. 1000/- per sq. meters for the commercial component of 0.271 acres on the gross area, in two installments. The first installment will be paid within sixty days of grant of licence and second installment within six months of grant of licence.
 8. 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
 9. The applicants will transfer the land forming part of service roads /24 mtr. Wide internal road as well as green belt if any free of cost to the Govt.
 10. To furnish an undertaking to the effect that it is understood that the development/construction cost of 24 mtr 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 mtr. wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning Haryana.
 11. The applicant will integrate the services with the HUDA services as and when made available.
 12. 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 coloniser
 13. 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.
 14. 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
 15. 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.
 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, 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.
 17. To furnish an undertaking that applicant shall pay labour-cess charges as per policy dated 04.05.2010.
 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.

(T.G. Gupta, IAS)
Director,
Town & Country Planning,
Haryana, Chandigarh.