

From

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

From

1. M/s Vatika Landbase Pvt Ltd,
2. M/s. Buzz Technologies Pvt Ltd,
3. M/s Wonder Developers Pvt Ltd,
4. M/s Browz Technologies Pvt Ltd,
5. M/s. Avon Builtech Pvt Ltd,
6. M/s Harinesh Construction Pvt Ltd,
7. M/s Shivam Infratech Pvt Ltd,
8. M/s. Spear Developers Pvt Ltd.,
9. M/s. Mark Builtech Pvt Ltd,
10. M/s. Onkareshwar Properties Pvt Ltd,
11. M/s. Spring Buildcon Pvt Ltd.,
12. M/s Pagasus Developers Pvt Ltd,
13. M/s Pegasus Infrastructure Pvt Ltd,
14. M/s. Crazy Properties Pvt Ltd,
15. M/s Crazy Land & Housing Pvt Ltd
16. M/s. Sahar Land and Housing Pvt Ltd,
17. Shiv Ganesh Pvt Ltd.
18. Sanjay S/o Khem Chand
C/O M/s. Vatika Landbase Pvt Ltd,
Vatika Triangle, 7th floor, Sushant Lok I, Block A,
M.G. Road, Gurgaon.
Memo No.5DP-2007/ 32373
Dated 31-12-07

Subject:

Grant of licence to develop a residential plotted colony on the land measuring 182.796 acres in residential Sector-82, 82 A, 83 & 85 in village Sihi, Shikhopur & Sikanderpur Badha, at Gurgaon..

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Reference your application dated 3.10.2006 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 and rules 1976 framed there under for the development of a residential plotted on the land measuring 182.796 acres falling in the revenue estates of village Sihi, Shikhopur & Sikanderpur Badha, Tehsil and Distt. 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 25% bank guarantee on the estimated cost of internal works which has been worked out as under: -

INTERNAL DEVELOPMENT WORKS:

i)	Total Area under plotted	=175.956 acres
ii)	Interim rate for development	=Rs.10.00 lacs per acre
iii)	Total cost of development	=Rs.1759.56 lacs
iv)	Commercial area	=6.84 acres
v)	Interim rate	=Rs.25.00 lacs per acre
vi)	Total cost	=Rs.171.00 lacs
ix)	Total cost of community facilities	=Rs.369.60 lacs
x)	Grand Total	=Rs.2300.16 lacs
iv)	25% bank guarantee required	=Rs.575.04 lacs

EXTERNAL DEVELOPMENT WORKS:

i)	Total Area under plotted	=175.956 acres
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M.S.

For VATIKA LIMITED

Authorised Signatory

ii)	Interim rate for development	=Rs.24.18 lacs per acre
iii)	Total cost of development	=Rs.4254.62 lacs
iv)	Commercial area	=6.84 acres
v)	Interim rate	=Rs.121.85 lacs per acre
vi)	Total cost	=Rs.833.454 lacs
viii)	Grand Total	=Rs.5088.074 lacs
iv)	25% bank guarantee required	=Rs.1272.02 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. With an increase in the cost of construction and increase in the number of facilities in the layout plan, you would be required to furnish additional bank guarantee within 30 days on demand.

The rates of external development charges are tentative and are under consideration and are likely to be finalized soon. In the event of increase in external development charges, you will have to deposit the increased rates and also to submit the proportionate additional bank guarantee on account of increased rates of external development charges as and when demanded by DTCP Haryana and furnish an undertaking in this regard. It is further made clear that only the principal amount deposited on account of external development charges towards the land converted from plotted colony to group housing shall be adjusted.

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

4. To deposit an amount of Rs. 4,06,91,777/- (Rs. Four crores, Six lacs, Ninty one thousand, seven hundred & Seventy Seven only) through bank draft in favour of Director, Town & Country Planning, Haryana payable at Chandigarh on account of conversion charges fee for plotted, group housing and commercial area.

5. To submit an undertaking that you shall deposit Infrastructural Development charges @ Rs. 500/- per sq.mtr. for the area under Plotted development and @ Rs.1000/- per sq. mtr. for the area under 4% commercial component through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh in two installments. First installment will be due within 60 days of grant of licence and second installment within six months of grant of licence.

6. To furnish an undertaking on non judicial stamp paper of Rs.3/- that the portion of sector/master plan road which shall form part of the licenced 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. To furnish an undertaking that you shall provide 24 meters wide internal circulation road as per approved internal circulation plan of sector-81 to 85 and the same shall be transferred free of cost to the Govt.

8. That you will integrate the services with the HUDA services or any other local authority as and when made available.

9. To furnish an undertaking to the effect that you will have no objection to the regularization of the boundaries of the licenced area through give and take with HUDA if

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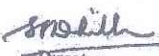
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For VATIKA LIMITED

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required for integration of services and for planned development and will abide by the decision of the competent authority.

10. To furnish an undertaking that will demolish the unauthorized construction raised at site before approval of demarcation / zoning plan.
11. To furnish an undertaking that will provide 18 mtrs right of way under 66 KVHT line as per norms.
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. 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 submit an undertaking that you will reserve the land for roads, open space, schools, public and community buildings and other common use shall not be less than forty five percent of the gross area of the colony. This will have atleast five percent green areas (open space) out of which not more than one percent will be incidental green areas (open space).
15. The fee and charges calculated above are subject to audit and reconciliation of Accounts.


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

For VATIKA LIMITED


Authorised Signatory

From

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

To

1. M/s Vatika Limited.
2. M/s Blossom Properties Pvt. Ltd.
3. M/s Kiet Developers Pvt. Ltd.
4. M/s Buzz Estate Pvt. Ltd.
5. M/s Wonder Developers Pvt. Ltd.
6. M/s Avon Buildtech Pvt. Ltd.
7. M/s Spring Buildcon Pvt. Ltd.
8. M/s Browz Technologies Pvt. Ltd.
9. M/s Sarvad Buildcon Pvt. Ltd.
10. M/s Shivganesh Buildtech Pvt. Ltd.
11. M/s Mark Buildtech Pvt. Ltd.
12. M/s Mapsko Builders Pvt. Ltd.
13. M/s Sahar Land & Housing Pvt. Ltd.
14. M/s Pegasus Infrastructure Pvt. Ltd.
15. M/s Crazy Properties Pvt. Ltd.
16. M/s Allied Photographic Pvt. Ltd.
17. M/s Calida Developers Pvt. Ltd.
18. M/s Casper Developers Pvt. Ltd.
19. Sh. Daljit S/o Sh. Tarachand,
20. Sh. Vikram S/o Sh. Daya Ram
21. Smt. Santra Davti D/o Sh. Ganpat
22. Sh. Ram Kumar S/o Sh. Manshukh
23. Sh. Ratan S/o Sh. Lakshman, Smt. Sawat, Leela D/o Lakshman
24. Sh. Kalu Ram S/o Sh. Dharam Pal
25. Sh. Satbir, Sh. Dharambir, Sh. Jaswant, Sh. Ved Prakash S/o Sh. Chiranji Lal,
C/o M/S Vatika Limited
Vatika triangle, Sushant Lok-I,
Block-A, M.G Road Gurgaon

Memo No. JD(BS)-LC-2224/2008/ 9072

Dated:- 31-8-09

Subject: Grant of additional licence to develop a Plotted Colony on the land measuring 98.781 acres falling in the Revenue Estate of Village Sihi, Shikohpur, Sikanderpur Badha in Sector 81, 82, 82A, 83, 85 Gurgaon Manesar Urban complex.

Reference your application dated nil received in this office dated 15.7.2009 on the subject noted above.

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 a Residential Plotted Colony on the land measuring 98.781 acres falling in the Revenue Estate of Village Sihi, Shikohpur, Sikanderpur Badha in Sector 81, 82, 82A, 83, 85 Gurgaon Manesar Urban Complex has been examined/considered by the department and it is proposed to grant licence to you for the aforesaid colony. 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 letter, failing which the application for grant of licence shall be refuse.
3. To furnish 25% Bank Guarantee on account of internal development works and external development charges as per calculations given below:-

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DTCP (HR)

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	INTERNAL DEVELOPMENT WORKS:		
i	Total Area under Plotted Colony	68.26100	acres
ii	Interim rate for Development	Rs. 10.00000	lacs per acre

For VATIKA LIMITED

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iii	Total Cost of Development Works	Rs.	682.61000	lacs
iv	Total Area under Group Housing		28.00000	acres
v	Interim rate for Development	Rs.	25.00000	lacs per acre
vi	Total Cost of Development Works	Rs.	700.00000	lacs
vii	Total Area Under Commercial		2.52000	acres
viii	Interim rate for Development	Rs.	25.00000	lacs per acre
ix	Total Cost of Development Works	Rs.	63.00000	lacs
x	Total Cost of Community Sites	Rs.	0.00000	lacs
xi	Grand Total	Rs.	1445.61000	Lacs
xii	25% Bank Guarantee required	Rs.	361.40250	Lacs
EXTERNAL DEVELOPMENT CHARGES:				
i	Total Area under Plotted Colony		68.26100	Acres
ii	Interim rate of EDC	Rs.	62.48000	lacs per acre
iii	Total Cost	Rs.	4264.94728	Lacs
iv	Total Area under Group Housing		28.00000	Acres
v	Interim rate of EDC	Rs.	249.89000	lacs per acre
vi	Total Cost	Rs.	6996.92000	Lacs
vii	Total Area Under Commercial		2.52000	Acres
viii	Interim rate of EDC	Rs.	291.54000	lacs per acre
ix	Total Cost	Rs.	734.68080	Lacs
x	Grand Total of EDC	Rs.	11996.54808	Lacs
xi	25% Bank Guarantee required	Rs.	2999.13702	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. 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 as additional bank guarantee within 60 days on demand.

You shall be liable to pay 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. That you shall submit the additional bank guarantee on account of IDW for the community sites increased from the previous approved Layout Plan at the time of compliance of LOI.
5. 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.
6. To furnish an undertaking that the portion of 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 Area Act, 1975.
7. To deposit an amount of Rs. 9,26,531/- on account of Deficit scrutiny through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
8. To deposit an amount of Rs. 11,14,49,400/- on account of Deficit Licence fees through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
9. To deposit an amount of Rs. 7,71,67,865/- on account of conversion charges through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.

DTCP (HR)

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For VATIKA LIMITED

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10. To submit an undertaking that you will pay the infrastructure development charges @ Rs.1000/- per sq. meter for commercial component area 2.52 acres in plotted and 0.14 acre in Group Housing and @ Rs. 625 per Sq. meter for Group Housing component area 27.86 and @ Rs.500/- per sq. meter for Plotted area 34.82 acres 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.
11. To submit an undertaking that you shall construct the Roads forming part of site area, if any, at your own cost and shall transfer the same free of cost to the Govt.
12. To submit an undertaking that you will take permanent access from proposed 12.00 meters wide service road and 24.00 meters wide internal road.
13. To submit an undertaking that you shall integrate the services with the HUDA services as per the approved service plans as and when made available.
14. 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 the colonizer.
15. That you shall submit NOC/clearance as required under notification dated 19.01.2009 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site.
16. 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.
17. 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.
18. To furnish an Undertaking that you shall convey the '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 Stations/ Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
19. The above demand for fee and charges is subject to audit and reconciliation of accounts.
20. That you shall submit a certificate from District Revenue Officer that the ownership of the applied land is still with applicants.

(T.C. Gupta, IAS)

Director, Town and Country Planning,
Haryana, Chandigarh.

For VATIKA LIMITED

Authorised Signatory

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

Ayodhya Bhawan, Sector 18, Madhya Marg, Chandigarh.

Phone No: 0172-2549349, E-mail: tcphry@gmail.com, www.tcpharyana.gov.in

FORM LC-III

(See Rule 10)

Regd

To

1. M/s Calida Developers Pvt. Ltd.
2. M/s Stanway Developers Pvt. Ltd.
3. M/s Mandell Developers Pvt. Ltd.
4. M/s Sarvad Builders Pvt. Ltd.
5. M/s Vatika Limited.
6. M/s Kiet Developers Pvt Ltd.
7. M/s Wonder Developers Pvt. Ltd.
8. M/s Casper Developers Pvt. Ltd.
9. Sh. Jagdish S/o Sh. Balbir, Sh. Samay Singh S/o Ameer Chand, Smt. Suneeta Devi, Smt. Pratibha Devi, Smt. Kela Devi D/o and Smt. Vidya Devi wd/o Sh. Meer Singh, Shri Kishan, Sh. Rajbir, Sh. Ranbir S/o Sh. Jagram, Sh. Atar Singh S/o Dalpat
10. Sh. Jeet Ram S/o Pratap Singh, Smt. Meena Devi w/o Virender Singh
11. Sh. Deendayal, Sh. Ram Kishore S/o and Smt. Manoj Kumari D/o Sh. Mahavir, Smt. Sona Wd/o and Rajkumar Sunil Kumar S/o Anil Kumar S/o Atar Singh
12. Sh. Shiv Narayan, Sh. Devender S/o Sh. Tara Chand, Sh. Surender, Jagat Singh, Sh. Bheem Singh, Sh. Lakshman S/o and Smt. Sheela Devi, Sh. Beena Devi D/o Sh. Santra Devi
13. Sh. Mahavir Singh S/o Sh. Ram Chander, Sh. Dheeraj S/o and Kumari Nisha D/o and Smt. Mamta W/o Sh. Bhawan Singh, Sh. Madanpal, Sh. Krishan Kumar and Smt. Omwati w/o Sh. Rajbir Singh, Sh. Jagmal S/o Sh. Hardev.

C/o M/s Vatika Ltd,
7th Floor, Vatika Triangle,
Block-A, Sushant Lok-I,
Gurgaon-122002 (Haryana)

Memo No. 5DP-V-2010/LC-1143 B/ 18343 Dated 31-12-10

Subject: Grant of licence to develop a residential plotted colony on the additional land measuring 44.454 acres falling in revenue estate of village Sihi, Shikohpur, Sikanderpur Badha, Sector-82, 82A, & 83 Tehsil & District Gurgaon.

Reference your application dated 19.05.2010 to grant licence to you to set up a plotted colony on the additional land measuring 44.45 acres in Sector-82, 82A, & 83, Gurgaon Manesar Urban Complex as per detail mentioned in the schedule of land 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.

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

For VATIKA LIMITED

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DTCP (HR)
CHD.

INTERNAL DEVELOPMENT WORKS:

a)	Total area (Plotted)	= 42.672 acres
b)	Interim rate for development	= ₹ 20.00 lacs per acre
c)	Total cost of IDW	= ₹ 853.44 lacs
d)	Total area Commercial	= 1.778 acres
e)	Interim rate for development	= ₹ 50.00 lacs per acres
f)	Total cost of IDW	= ₹ 88.9 lacs
g)	Grand Total (c+f)	= ₹ 942.34 lacs
h)	25% BG on a/c of IDW	= ₹ 235.585 lacs

EXTERAL DEVELOPMENT CHARGES

a)	Total area (Plotted)	= 42.672 acres
b)	Interim rate for development	= ₹ 64.636 lacs per acre
c)	Total cost of EDC	= ₹ 2758.15 lacs
d)	Total area Commercial component	= 1.778 acres
e)	Interim rate for development (175 FAR)	= ₹ 301.851 lacs per acres
f)	Total cost of EDC	= ₹ 536.6911 lacs
g)	Grand Total (c+f)	= ₹ 3294.8411 lacs
h)	25% BG on a/c of EDC	= ₹ 823.7103 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. 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 on demand.

2. You shall be liable to pay 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.

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 ₹ 5,08,70,970/- (₹ Five Crores Eight Lac Seventy Thousand Nine Hundred Seventy only) on account of balance licence fee through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.

6. To deposit an amount of ₹ 3,78,63,068/- (₹ Three Crores Seventy Eight Lacs Sixty Three thousand and Sixty Eight only) on account of conversion charges through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.

DTCP (HR)
CHD.

For VATIKA LIMITED

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7. To submit an undertaking that you will pay the infrastructure development charges amounting ₹ 5, 30, 68,311/- (₹ Five Crores Thirty Lacs Sixty Eight Thousand three Hundred Eleven Only) @ ₹ 500/- per sq meter for residential-plotted area, @ ₹ 625/- per sq meter for group housing area and @ ₹ 1000/- per sq mtr for commercial area in residential plotted/GH 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.
8. To submit an undertaking that you shall construct the 24 m. wide road forming part of your site at your own cost and the entire area under road shall be transfer free of cost to the Govt.
9. That development /construction cost of 24m/18m/15m wide major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any along with the construction cost of the same as and when finalized and demanded by DTCP, Haryana.
10. To submit an undertaking that you will integrate the services with the HUDA services as per the approved service plans as and when made available.
11. 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.
12. That you will submit a certificate from the 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.
13. That you shall submit NOC as required under notification no. SO -1533(E) dated 14.9.2006 issued by Ministry of Environment and Forest, Govt of India before executing development works at site.
14. 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.
15. GAIL Gas pipeline is passing through the site accordingly ROW shall be provided as per norms.
16. 66 KV HT line passes through the proposed site accordingly ROW shall be provided in the layout plan under this HT Line.
17. The rain water harvesting system shall be provided as per Central Ground Water Authority Norms/ Haryana Govt. notification as applicable.
18. The provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an Occupation Certificate.

DTCP (MR)
CHD.

For VATIKA LIMITED

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19. The colonizer / owner shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.
20. To furnish an undertaking that you shall convey the '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 licenced land for Transformers/ Switching Stations/ Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
21. To submit an affidavit that you have not filed any application for grant of licence/change of land use for the above said land.
22. 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.
23. The above demand for fee and charges is subject to audit and reconciliation of accounts.



(T.C. Gupta, IAS)
Director
Town and Country Planning,
Haryana, Chandigarh
Email: - tcphry@gmail.com

Endst. No. 5DP-V-2010/LC-1143 B/

Dated

A copy is forwarded to the following for information.

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


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

For VATIKA LIMITED


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