

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

Aayojna Bhawan, Sector 18, Chandigarh

Phone: 0172-2549349 e-mail:tcphry@gmail.com

website:-http://tcpharyana.gov.in

Regd. Post

To

Strong Infrabuilt Pvt. Ltd.
Shyoraj & Manoj Kumar Ss/o Rohtas
C/o Vatika Ltd.,
Vatika Triangle, Block -A, Sushant Lok - I,
Tower 6, Nehru Place, New Delhi
New Delhi

Memo No. LC-2758-JE (VA)-2012/21397 Dated: 31-12-2012

Subject: - **Grant of license for setting up of GROUP HOUSING COLONY on the land measuring 14.30 acres falling in the revenue estate of village Harsaru & Hayatpur, Sector 89A, Teshil & Distt. Gurgaon.**

Ref: - Your application dated 16.11.2012.

Your request for the grant of license under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976 framed thereunder for the development of a RESIDENTIAL GROUP HOUSING COLONY on the land measuring 14.30 acres falling in the revenue estate of village Harsaru & Hayatpur, Sector 89A, Gurgaon has been examined/considered by the Department and it is proposed to grant license to you. 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 issuance of this notice, failing which the grant of license shall be refused.

To furnish the bank guarantee on account of Internal Development Charges for the amount calculated as under:-

1. INTERNAL DEVELOPMENT WORKS (IDW)

A)	Tentative rates for GH	= ₹ 715 Lacs
	@ ₹ 50.00 Lac per acre	
B)	Cost of Community Facilities	= ₹ 67.05 Lacs
C)	Total cost of Internal Development Works	= ₹ 782.05 Lacs
D)	25% B.G. on account of IDW	= ₹ 195.5125 Lacs

2. EXTERNAL DEVELOPMENT CHARGES (EDC)

A)	Charges for GH Development	= ₹ 3338.4329 Lacs
	(@ ₹ 234.63 Lac/acre)	
B)	Charges for Commercial Component	= ₹ 22.3840 Lacs
	(@ ₹ 313.0633 Lac/acre)	
C)	Total cost of Development	= ₹ 3360.8169 Lacs
D)	25% bank guarantee required	= ₹ <u>840.2042 Lacs</u>

It is made clear that the Bank Guarantee of Internal Development Works has been worked out on the interim rates and you have to submit the additional bank guarantee if any, required at the time of approval of Service Plan/Estimate 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.


A. K. Singh
D.G.T.C.P. (Hr.)
W

In the event of increase of rates of external development charges, you will have to pay the enhanced rates of external development charges as finally determined and as and when demanded by the DGTCP, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.

1. To execute two agreements i.e. LC-IV & LC-IV-A Bilateral Agreement on Non-Judicial Stamp Paper of ₹ 3/-. Two copies of specimen of the said agreement are enclosed herewith for necessary action.
2. To deposit an amount of ₹ 94,62,667/- on account of conversion charges and an amount of ₹ 75,36,651/- on account of balance license fee through bank draft in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh.
3. To furnish an undertaking that you will deposit an amount of ₹ 6,34,15,162/- on account of Infrastructure Development Charges @ ₹ 625/- per sq m for GH area (175 FAR) and ₹ 1000/- per sq m for Commercial Component (150 FAR) in two equal installments after grant of license. First installment shall be payable within 60 days and second installment within six months from the date of grant of license, failing which 18% interest PA will be charged.
4. To submit an undertaking that you will construct 24/30 m wide internal circulation road passing through your site at your own costs and the entire road shall be transferred free of cost to the Government.
5. To furnish an undertaking that portion of sector road, service road and internal circulation plan road which shall form part of the license 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.
6. To submit an undertaking that you will integrate the services with the HUDA services as and when available.
7. To submit an undertaking that you will 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 in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon the colonizer.
8. To submit a certificate from the District Revenue Authority stating that there is no further sale of the land applied for license till date and applicant companies are owner of the land.
9. That you shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
10. To submit an undertaking to the effect that you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from external infrastructure to be laid by HUDA.
11. To submit 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 months period from the date of grant of license 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.

12. To submit an undertaking that you shall provide the rain water harvesting system as per central ground water Authority Norms/Haryana Govt. notification as applicable.
13. That you shall abide by the policy dated 03.02.2010 & 14.06.2012 related to an allotment of EWS plots/flats.
14. To furnish an undertaking that the development/construction cost of 24/30 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land if any, alongwith the construction cost of 24/30 m wide road/major internal road as and when finalized and demanded by the Director General Town & Country Planning, Haryana.
15. To submit an undertaking that you shall provide the solar water heating system as provisions of HAREDA and shall be made operational where applicable before applying for an occupation certificate.
16. That you will intimate your official "email ID" to the Department and correspondence done by Department on this ID shall be treated as official intimation & legally valid.
17. To submit an affidavit duly attested by 1st Class Magistrate, 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 License/change of land use under the provision of the Punjab Schedule Roads and Controlled Areas restrictions of Unregulated Development Act, 1963.
18. That you will complete the demarcation at site within 7 days and will submit the demarcation Plan in the office of District Town Planner, Gurgaon within 15 days of issuance of this memo.
19. 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 percent of the amount from the flat holders for meeting the cost of internal development works in the colony.
20. To submit an undertaking that you shall deposit the labour cess as applicable as per rules before approval of building plans.
21. To submit an affidavit duly attested by 1st Class Magistrate from the individual land owners that this land has not been sold to any person after entering into collaboration agreement with the colonizer to whom LOI is being issued and also that presently there is no collaboration agreement enforced with any other person for the same land.
22. To submit an undertaking that you shall not give any marketing and selling rights to any other company other than the collaborator company.
23. That in continuation of the collaboration agreement submitted earlier a fresh registered agreement may be entered into by Vatika Ltd. with land owners to the effect that:

- (i) The developer company, i.e., Vatika Ltd. shall be responsible for compliance of all terms & conditions of license/provisions of Act of 1975 & Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DGTCP, Haryana whichever is earlier.
- (ii) The agreement shall be irrevocable and no modification/ alteration etc in the terms & conditions of such agreement can be undertaken, except after obtaining prior approval of the DGTCP, Haryana.
24. To submit an undertaking that at the time of booking of the plots / flats / commercial space in the licensed colony, if the specified rates of Plots/Flats/commercial space do not include IDC/EDC and are to be charged separately as per rates fixed by the Government from the plots / flats / commercial space owners, you shall also provide details of calculations per sq. mtrs. /per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
25. The in principle approval of the government for revision in the rates of license fees stand received. The difference in license fees as per new rate is ₹ 1,89,23,905/-. You are accordingly required to either deposit the said amount or submit an undertaking to the effect that the difference in license fees as per revised rates shall be deposited as and when demanded by the Director.
26. That you shall submit a report from DFO, Gurgaon, certifying that the site is not affected by the Ministry of Environment and Forest, Government of India notification dated 07.05.1992.
27. The fee and charges being conveyed are subject to audit and reconciliation of accounts.


(Anurag Rastogi, IAS)
Director General
Town & Country Planning
Haryana Chandigarh

Endst. LC-2758-JE (VA)-2012/

Dated:

A copy is forwarded to the following alongwith copy of land schedule, with direction to verify demarcation at the site.

1. Senior Town Planner, Gurgaon.
2. District Town Planner, Gurgaon.

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

TO BE READ WITH LOI MEMO NO. 27397 DATE 31-12-22

1. Detail of land owned by Strong Infrabuilt Pvt. Ltd., Distt - Gurgaon

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>TOTAL Area</u>		<u>Applied Area</u>	
			<u>Kanal</u>	<u>Marla</u>	<u>Kanal</u>	<u>Marla</u>
Harsaru	84	3	8	0	8	0
		8	8	0	8	0
		13	8	0	8	0
		18	8	0	8	0
		23/1	4	0	4	0
	107	23/2	4	0	4	0
		1/2	3	16	3	16
		2	8	0	8	0
		3	8	0	8	0
		8	3	9	3	9
		9	7	18	7	18
		10	8	0	6	16
		11	3	2	0	13
Hayatpur	4	20/1	3	11	1	16
		21/1/2	1	5	0	12
		Total			81	0

2. Sh. Shyoraj S/o Rohtas 402/822 Share, Sh. Manoj kumar S/o Rohtas 420/822 Share. Distt. Gurgaon

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u>		<u>Applied Area</u>	
			<u>Kanal</u>	<u>Marla</u>	<u>Kanal</u>	<u>Marla</u>
Harsaru	107	1/1	4	4	4	4
	108	3	8	0	8	0
		4	8	0	8	0
		5	8	0	8	0
		6	8	0	2	7
		Total			30	11

3. Sh. Shyoraj, Sh. Manoj Kumar ss/o Rohtas Singh, Equal Share. Distt. Gurgaon

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u>		<u>Applied Area</u>	
			<u>Kanal</u>	<u>Marla</u>	<u>Kanal</u>	<u>Marla</u>
Harsaru	108	8	8	0	2	17
Grand Total					114	8 or 14.30 ACRES

Alastagi
Director General
 Town and Country Planning,
 Haryana, Chandigarh
Chid nfo