

## 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

Malvina Developers Pvt. Ltd.  
Dale Developers Pvt. Ltd.  
Gabino Developers Pvt. Ltd.  
Vaibhav Warehousing Pvt. Ltd.  
Feldon Developers Pvt. Ltd.  
Blair Developers Pvt. Ltd.  
Grover Associates  
Sh. Sahil Grover S/o Sh. Madan Grover  
Aster Promoters & Developers Pvt. Ltd.  
Mandisa Developers Pvt. Ltd.  
Smt. Komal W/o Sh. Pankaj Adlakha  
Sh. Madan Grover S/o Kotu Ram  
Sh. Kunal Sharma S/o Sushil Sharma  
Smt. Bimla Devi W/o Sh. Jai Prakash  
C/o Vatika Ltd.  
7th Floor, Vatika Triangle,  
Block - A, Sushant Lok-I,  
Gurgaon-122002  
Email : info@vatikagroup.com

Memo No. LC-2781-JE (VA)-2013/39879 Dated: 17/5/13.

Subject: - **Letter of Intent to grant of license for setting up of a Plotted Colony & Group Housing Colony on the land measuring 100.875 acres revenue estate of village Harsaru, Sector 88A & 88B, Distt. Gurgaon.**

Ref. Your application dated 16.11.2012, 13.12.2012, 09.04.2013 & 25.04.2013 on the above noted subject.

Your request for 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 PLOTTED COLONY & GROUP HOUSING COLONY on the land measuring 100.875 acres falling in the revenue estate of village Harsaru, Sector 88A & 88B, Gurgaon - Manesar Urban Complex 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 Commercial component	= ₹ 84 Lacs
	@ ₹ 50.00 Lac per acre	
B)	Tentative rates for Plotted Development	= ₹ 1823.9 Lacs
	@ ₹ 20.00 Lac per acre	
C)	Tentative rates for Group Housing	= ₹ 400 Lacs
	@ ₹ 50.00 Lac per acre	
D)	Cost of Community Site	= ₹ 134.10 Lacs
E)	Total cost of Internal Development Works	= ₹ 2442.00 Lacs
F)	25% B.G. on account of IDW	= ₹ <b>610.5 Lacs</b>

  
D.G.T.C.P. (Hr.)

## 2. EXTERNAL DEVELOPMENT CHARGES (EDC):

A)	Charges for Plotted Development (91.195 acres) (@ ₹ 86.031 Lac/acre)	= ₹ 7845.597 Lacs
B)	Charges for Comm. Component (1.68 acres) (@ ₹ 401.764 Lac/acre)	= ₹ 674.964 Lacs
C)	Charges for Group Housing (7.96 acres) (@ ₹ 258.093 Lac/acre)	= ₹ 2054.420 Lacs
D)	Charges for Comm. Component (0.04 acres) (@ ₹ 344.3696 Lac/acre)	= ₹ 13.775 Lacs
E)	Total cost of Development	= ₹ 10588.756 Lacs
F)	25% bank guarantee required	= ₹ <b><u>2647.189 Lacs</u></b>

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.

The rates of External Development Charges are being levied as interim rates and these are likely to be finalized soon. In the event of increase of rates of external development charges, you will have to pay the rates of external development charges as finally determined and as and when demanded by the DGTCP, Haryana and furnish additional bank guarantee, if required as per finalized schedule and submit an undertaking in this regard.

1. To execute two agreements i.e. LC-IV-B and 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 ₹ 7,36,00,725/- on account of conversion charges and ₹ 12,48,45,715/- 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 ₹ 23,19,08,277/- on account of Infrastructure Development Charges @ ₹ 500/- per sq m for plotted area, ₹ 1000/- per sq m (FAR 175) for plotted commercial component, ₹ 625/- per sq m for Group Housing area (175 FAR) and ₹ 1000/- sq m for GH 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 falling through your site side 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 plans 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 per by 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.

  
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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. To submit an undertaking that you shall complete the demarcation at site as per Layout Plan and submit the same in the office of District Town Planner, Gurgaon within 2 months from issuance of the license.
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 percentum of the amount released from the plot holders for meeting the cost of internal development works in the colony.
20. 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.
21. To submit an undertaking that you shall deposit the labour cess as applicable as per rules before approval of building plans.
22. That in continuation of the collaboration agreement submitted earlier a fresh agreement may be entered into by Vatika Ltd. with land owing individuals/agencies 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.
23. To submit an undertaking that you shall not raise any construction in the ROW of HT Line passes through the site.
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. To submit an undertaking that you shall not give any marketing and selling rights to any other company other than the collaborator company.
26. That you shall maintain the 12 mtrs. wide approach road through the commercial colony measuring 2.62 acre as permanent approach.
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-2781-JE (VA)-2013/

Dated:

A copy is forwarded to the following alongwith copy of land schedule, with direction to verify demarcation at the site as per office memo no. Misc.-2072/JD (BS)/2010/11451-83 dated 14.09.2010.

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. 39879 DATE 17/5/13.

**1. Detail of land owned by Malvina Developers Pvt.Ltd. District 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	10	14	5	4	2	19
		15	8	0	8	0
		16	8	0	8	0
		17	8	0	2	18
		24	8	0	2	18
		25	8	0	8	0
	11	11	8	0	8	0
		12	8	0	8	0
		19	8	0	8	0
		20	8	0	8	0
		21	8	0	8	0
		22	8	0	8	0
	19	1	8	0	8	0
		2	8	0	8	0
		9	8	0	8	0
	20	4	8	0	2	18
		5	8	0	8	0
	28	13	8	0	8	0
		14	8	0	8	0
		17/1	7	7	7	7
		18	8	0	8	0
		19	8	0	8	0
<b>Total</b>			<b>172</b>	<b>11</b>	<b>155</b>	<b>0</b>

**2. Dale Developers Pvt. Ltd.**

<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	18	13/2	2	16	2	16
		14/1	2	12	2	12
		14/2	5	8	2	8
		<b>Total</b>	<b>10</b>	<b>16</b>	<b>7</b>	<b>16</b>

**3. Gabino Developers Pvt. Ltd.**

<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	43	18	8	0	8	0
	28	1/1	5	0	5	0
		10/2	5	0	5	0
	43	11	8	0	8	0
		20/1	4	0	4	0
		20/2	3	19	3	19
		<b>Total</b>	<b>33</b>	<b>19</b>	<b>33</b>	<b>19</b>

**4. Vaibhav Warehousing Pvt. Ltd.**

<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	11	7	8	0	8	0
		8	8	0	8	0
		13	8	0	8	0
		14	8	0	8	0
		17	8	0	8	0
		18	8	0	8	0
		23	8	0	8	0
		24	8	0	8	0
	19	3	8	0	8	0
		8	8	0	8	0
		<b>Total</b>	<b>80</b>	<b>0</b>	<b>80</b>	<b>0</b>

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**5. Feldon Developers Pvt. Ltd.**

<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	19	18	8	0	8	0
	43	9	8	0	8	0
		<b>Total</b>	<b>16</b>	<b>0</b>	<b>16</b>	<b>0</b>

**6. Blair Developers Pvt. Ltd.**

<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	43	6	7	12	7	12
		7/2	6	13	6	13
		7/1	1	7	1	7
		13/2	3	13	3	13
		14/1	3	13	3	13
		15	7	12	3	13
		<b>Total</b>	<b>30</b>	<b>10</b>	<b>26</b>	<b>11</b>

**7. Grover Associates**

<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	12	1	8	0	5	17
		10	8	0	5	17
		11	8	0	5	17
		22	8	0	8	0
	11	6	8	0	8	0
		9	8	0	8	0
	18	1	8	0	8	0
		10	8	0	8	0
		<b>Total</b>	<b>64</b>	<b>0</b>	<b>57</b>	<b>11</b>

**8. Vaibhav Warehousing Pvt. Ltd. 1/4 Share, M/s Feldon Developers Pvt. Ltd. 1/2 Share, Sh. Sahil Grover S/o Sh. Madan Grover 1/4 Share**

<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	19	21	8	0	8	0
	27	5	8	0	6	0
		6	8	0	8	0
		15	8	0	8	0
		16	8	0	8	0
		<b>Total</b>	<b>40</b>	<b>0</b>	<b>38</b>	<b>0</b>

**9. Feldon Developers Pvt. Ltd. 1/2 Share, Sh. Sahil Grover S/o Sh. Madan Grover 1/2 Share**

<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	11	2	7	0	7	0
		3	8	0	8	0
		4	8	0	8	0
		<b>Total</b>	<b>23</b>	<b>0</b>	<b>23</b>	<b>0</b>

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**10. Dale Developvers Pvt. Ltd. 1/2 Share, Sh. Sahil Grover S/o Sh. Madan Grover 1/2 Share**

Village	Rect No.	Killa No.	Total Area		Applied Area	
			Kanal	Marla	Kanal	Marla
Harsaru	28	17/2	0	13	0	13
		24/1	7	7	7	7
		Total	8	0	8	0

**11. Gabino Developers Pvt. Ltd. 164/676 Share, M/s Feldon Developers Pvt. Ltd. 201/676 Share M/s Blair Developers Pvt. Ltd., 160/676 Share, Sh. Sahil Grover S/o Sh. Madan Grover 151/676 Share**

Village	Rect No.	Killa No.	Total Area		Applied Area	
			Kanal	Marla	Kanal	Marla
Harsaru	19	10	8	0	8	0
		11	8	0	8	0
	20	6	8	0	8	0
		7/1	4	19	4	19
		14/2	4	17	4	17
		Total	33	16	33	16

**12. Dale Developers Pvt. Ltd. 3/4 Share, M/s Gabino Developers Pvt. Ltd. 1/4 Share**

Village	Rect No.	Killa No.	Total Area		Applied Area	
			Kanal	Marla	Kanal	Marla
Harsaru	28	22/2	5	11	5	11
		23	8	0	8	0
		24/2	0	13	0	13
	42	4/2	4	0	4	0
		Total	18	4	18	4

**13. Blair Developers Pvt. Ltd. 206/376 Share, M/s Aster Promoters & Developers Pvt. Ltd. 17/376 Share, M/s Mandisa Developers Pvt. Ltd. 68/376 Share, Gabino Developers Pvt. Ltd. 85/376 Share**

Village	Rect No.	Killa No.	Total Area		Applied Area	
			Kanal	Marla	Kanal	Marla
Harsaru	19	12	8	0	8	0
		13	8	0	8	0
		14/1	2	16	2	16
		Total	18	16	18	16

**14. Dale Developers Pvt. Ltd., 667/2042 Share, M/s Aster Promoters & Developers Pvt. Ltd., 858/2042 Share, M/s Blair Developers Pvt. Ltd., 381/2042 Share, Smt. Komal W/o Sh. Pankaj Adlakha, 136/2042 Share**

Village	Rect No.	Killa No.	Total Area		Applied Area	
			Kanal	Marla	Kanal	Marla
Harsaru	41	11	8	0	8	0
		20	8	0	8	0
		21	8	0	8	0
		22	8	0	8	0
	42	6	8	0	8	0
		15	8	0	8	0
		16	8	0	8	0
		17	8	0	8	0
		18	8	0	8	0
		19	8	0	8	0
		23/2	6	2	6	2
		24	8	0	8	0
		25	8	0	8	0
		Total	102	2	102	2

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**15. Dale Developers Pvt. Ltd., 133/356 Share, M/s Aster Promoters & Developers Pvt. Ltd., 133/356 Share, M/s Blair Developers Pvt. Ltd., 66/356 Share, Smt. Komal W/o Sh. Pankaj Adlakha, 24/356 Share**

<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	42	7/2	2	2	2	2
		11/1	2	0	2	0
		12/1	1	18	1	18
		13	8	0	8	0
		14/1	3	16	3	16
		<b>Total</b>	<b>17</b>	<b>16</b>	<b>17</b>	<b>16</b>

**16. Sh. Madan Grover S/o Kotu Ram**

<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	11	5/1	6	16	6	16
		5/2	1	4	1	4
	10	6	2	16	2	16
		11	7	15	7	15
		15	8	0	8	0
		16/1	1	16	1	16
		16/2	6	4	6	4
		25	8	0	8	0
	12	19	8	0	8	0
		21	8	0	8	0
		20/1	1	16	1	16
		20/2	6	4	6	4
	18	2/1	1	16	1	16
	19	4	8	0	8	0
		5	8	0	8	0
		6	8	0	8	0
		7	8	0	8	0
	<b>Total</b>		<b>100</b>	<b>7</b>	<b>100</b>	<b>7</b>

**17. Sh. Sahil Grover S/o Sh. Madan Grover**

<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	12	18	8	0	8	0
		23	8	0	8	0
		24/1	1	18	1	18
	18	4/1	2	0	2	0
		7/2	2	0	2	0
	42	14/2	4	4	4	4
		<b>Total</b>	<b>26</b>	<b>2</b>	<b>26</b>	<b>2</b>

**18. Mandisa Developers Pvt. Ltd.**

<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	28	11	8	0	8	0
		12	8	0	8	0
		20	8	0	8	0
		<b>Total</b>	<b>24</b>	<b>0</b>	<b>24</b>	<b>0</b>

**19. Aster Promoters & Developers Pvt. Ltd.**

<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	43	8	8	0	8	0

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**D.G.T.C.P. (Mr.)**  
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**20. Sh. Kunal Sharma S/o Sh. Sushil Sharma**

<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	43	12/1	4	0	4	0

**21. Smt. Bimla Devi W/o Sh. Jai Prakash**

<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	19	20	8	0	8	0

<b>Grand Total</b>	<b>807</b>	<b>0</b>	<b>Or</b>	<b>100.875</b>	<b>Acres</b>
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**Director General**  
**Town and Country Planning,**  
**Haryana, Chandigarh**  
*Chhotu Kgo*

**Directorate of Town & Country Planning, Haryana**

SCO-71-75, 2<sup>nd</sup> Floor, Sector 17 C, Chandigarh

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

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

**Regd. Post**

To

Haben Developers Pvt. Ltd.  
Madan Grover S/o Kotu Ram Grover  
Pran Nath S/o Ram Nath Mehta  
Ajay S/o Pran Nath Mehta  
Priya, Naina Ds/o Pran Nath Mehta  
Kamini W/o Pran Nath Mehta  
Pran Nath H.U.F Karta S/o Ram Nath Mehta  
C/o Vatika Ltd.  
Floor, Vatika Triangle,  
Block A, Sushant Lok-I,  
Gurgaon-122002.

Memo No. LC-2781-B-JE (VA)-2014/

19829

Dated:

26/8/14

Subject: - **Letter of Intent for grant of license for setting up of Residential Plotted Colony on the additional land measuring 32.2375 acres in addition to their already granted license area measuring 100.875 acres (License No. 94 of 2013 dated 31.10.2013) falling in the revenue estate of village Harsaru, Sector 88A & 88B, Distt. Gurgaon.**

Ref: - Your application dated 24.10.2013.

2. 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 (Rules 1976) framed thereunder for the development of a PLOTTED COLONY on the additional land measuring 32.2375 acres (as per schedule of land enclosed as Annexure-1) in the revenue estate of village Harsaru, Sector 88A & 88B, Gurgaon Manesar Urban Complex 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.

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

**1. INTERNAL DEVELOPMENT WORKS (IDW):**

- |      |   |                   |
|------|---|-------------------|
| i)   | Area under Commercial Component 0.68 acres        |                   |
|      | @ ₹ 50.00 Lac per acre                            | = ₹ 34.00 Lacs    |
| ii)  | Area under Plotted 29.8875 acres                  |                   |
|      | @ ₹ 20.00 Lac per acre                            | = ₹ 597.75 Lacs   |
| iii) | Area under GH = 1.67acres                         |                   |
|      | @ ₹ 50.00 Lac per acre                            | = ₹ 83.5 Lacs     |
| iv)  | Cost of community site (NP/17)                    | = ₹ Nil           |
| v)   | Total cost of Internal Development Works          | = ₹ 715.25 Lacs   |
| vi)  | 25% B.G. on account of IDW<br>(valid for 5 years) | = ₹ 178.8125 Lacs |

*Shantini*  
D.G.T.C.P. (Hr.)



## 2. EXTERNAL DEVELOPMENT CHARGES (EDC):

- |      |  |                           |
|------|--|---------------------------|
|      | Total Plotted area                                 | = 29.8875 acres           |
|      | Interim rate for EDC                               | = ₹ 94.6341 Lacs          |
| i)   | Amount   | = ₹ 2828.3767 Lacs        |
|      | Total Area under Comm. Component                   | = 0.68 acres              |
|      | Interim rate for EDC                               | = ₹ 441.9404 Lacs         |
| ii)  | Amount   | = ₹ 300.5195 Lacs         |
|      | Total Area under Group Housing                     | = 1.66165 acres           |
|      | Interim rate for EDC                               | = ₹ 283.9023 Lac per acre |
| iii) | Amount   | = ₹ 471.746 Lacs          |
|      | Area under commercial component (in GH)            | = 0.00835 acre            |
|      | Interim rate of EDC                                | = ₹ 378.8066 Lac per acre |
| iv)  | Amount   | = ₹ 3.163 Lacs            |
|      | Total Amount                                       | = ₹ 3603.8052 Lacs        |
| v)   | 25% bank guarantee required<br>(valid for 5 years) | = ₹ 900.9513 Lacs         |
4. To execute two agreements i.e. LC-IV & LC-IV-A prescribed under Rules 1976 on Non-Judicial Stamp Paper of ₹ 10/-. Two copies of specimen of the said agreements are enclosed herewith for necessary action.
5. To deposit an amount of ₹ 43,76,224/- on account of scrutiny fees due to revision of layout plan, an amount of ₹ 5,04,47,906/- on account of balance of license fees & an amount of ₹ 2,42,61,306/- on account of conversion charges through bank draft in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh.
- (Note: The above demanded fees and charges are subject to audit and reconciliation of accounts).
6. To furnish an undertaking to the following effect:-
- I. You will deposit an amount of ₹ 7,26,99,113/- on account of Infrastructure Development Charges @ ₹ 500/- per sq m for plotted area and ₹ 625/- per sq m for GH area and ₹ 1000/- per sq m for Commercial Component 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.
  - II. You shall pay proportionate EDC as per schedule prescribed by the Director.
  - III. You shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, you would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
  - IV. You shall maintain and upkeep all roads open spaces, public parks and public health services for a period of five years from the date of issue to the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads / service roads, open spaces, public



parks and public health services free of cost to the Government or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

- V. You shall construct at your own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centers and other community buildings on the lands set apart for this purpose, in a period as may be specified, and failing which action as per the Act / Rules shall be initiated. The land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such-land to any person or institution including a local authority, for the said purposes, on such terms and conditions, as it may deem fit.
- VI. You shall pay the proportionate cost of construction of such percentage of sites of such school, hospital, community centre and other community building and at such rates as specified by the Director.
- VII. You shall arrange electric connection from HVPN/DHBNL for electrification of your colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you shall get the electrical (distribution) service plan / estimates approved from the agency responsible for installation of external electric services i.e. HVPN/DHBNL Haryana and complete the same before obtaining completion certificate for the colony.
- VIII. You shall permit the Director or any other officer authorised by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.
- IX. You shall construct 24/30 m wide internal circulation road forming part of licensed area at your own costs and transfer the same free of cost to the Government.
- X. You shall construct and allot EWS category flats as per departmental policy dated 08.07.2013 and as amended from time to time.
- XI. 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.
- XII. 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.
- XIII. 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

  
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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.

- XIV. You shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- XV. You are aware that the development/construction cost of 24/30 m wide road/major internal road is not included in the EDC rates and you shall 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.
- XVI. 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.
- XVII. You shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled Bank wherein you have to deposit thirty percentum of the amount from the Flat/shop buyers for meeting the cost of Internal Development Works in the colony.
- XVIII. You shall keep the pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- XIX. You shall pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- XX. You shall not pre-launch/sale of flats before approval of the building plans.
- XXI. You shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction purposal is explained to the satisfaction of HUDA Authority in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.
- XXII. You shall obey all the directions/restrictions imposed by the Department from time to time in public interest
- XXIII. You shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- XXIV. To submit an undertaking that you shall complete the demarcation at site as per Layout Plan and submit the same in the office of District Town Planner, Gurgaon within 2 months from issuance of the license.
- XXV. To submit an undertaking that you shall not give any marketing and selling rights to any other company other than the collaborator company.
- XXVI. You shall deposit thirty percentum of the amount realized, from time to time, by you, from the shop buyers within a period of 10 days of its



realization in a separate account to be maintained in a scheduled Bank.  
This account shall only be utilized by you towards meeting the cost of internal development works in the colony.

7. You shall 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/individual are owners of the land.
8. 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.
9. To submit an affidavit duly attested by 1<sup>st</sup> 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 change of land use under the provision of the Punjab Schedule Roads and Controlled Areas restrictions of Unregulated Development Act, 1963 or have not applied for license / permission under any other law for the time being in force.
10. To submit an undertaking from the land owning companies / 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.
11. That the land owning companies & land owners will submit a fresh registered irrevocable agreement with the lead developer company i.e. Vatika Ltd. and NOC will be submitted from the previous developers. In the agreement it was clearly mentioned that:
  - (a) 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.
  - (b) 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.
12. You shall pay 50% of the total EDC outstanding (₹ 119.35 crores) in already granted licenses before the grant of license in this case and undertake to pay remaining amount in three equal quarterly installments after grant of second license. It is clarified that above 50% includes payment of 25% of total EDC outstanding stipulated in LC-2895.
13. That you shall issue public notice for the information of all the existing plot holders about the revision of proposed layout plan due to addition of area for inviting objections. Such objections shall be filed before District Town Planner (P), Gurgaon and would be considered while finalizing combined layout plan of the colony.

14. Since, north boundary of your applied site abuts railway line, you shall take all requisite measures for the safety and security of the residents of the colony, including construction of boundary wall of atleast 5-6 ft height alongwith 2-3 ft. barbed wire fencing on the top of it to avoid any mishap and you shall submit undertaking in this regard.
15. That you shall construct 12 mtr wide dedicated approach emanating from the NPR and terminating at the licensed land of the parent license at your own cost before the grant of license.
16. As the three electric lines of 400 KV, 200 KV & 66 KV are passing through parts of the applied land as well as the already licensed colony, therefore, you are required to shift the 66 KV line underground in the entire stretch starting from one end of colony to the other end at your cost after getting such a proposal approved by the power utility concerned. Further, you shall also take care of the safety and security of the residents by taking suitable measures at all locations where pylons are located on 400 KV & 220 KV lines. This will again be done in consultation with power utility concerned and undertaking in this regard shall also submitted by you.

  
(Anurag Rastogi)

Director General, Town & Country Planning  
Haryana Chandigarh

Endst. LC-2781-B-JE (VA)-2014/

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.

  
(KARAMVEER SINGH)

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



TO BE READ WITH LOI MEMO. NO 19829 DATE 26/8/14

1. Detail of land owned by Haben Developers 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	43	2	7	11	7	11
		3	7	11	7	11
		13/1	4	7	4	7
		14/2	4	7	4	7
		15	7	12	7	12
	41	12	8	0	8	0
		19/2	4	0	4	0
		15/1	7	5	7	5
	19					
				Total	50	13

2. Madan Grover S/o Kotu Ram Grover,

<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	12	7	8	0	8	0
		13	8	0	3	4
		14	8	0	8	0
				Total	19	4

3. Pran Nath S/o Ramnath Mehta

<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	56	8	8	0	8	0
		9/2	4	9	4	9
		12	8	0	8	0
		13	8	0	8	0
		7/2	3	16	3	16
		14/1	3	18	3	18
				Total	36	3

4. Ajay S/o Prannath Mehta

<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	42	20	8	0	8	0
		21	8	0	8	0
	56	1	8	0	8	0
		10	8	0	8	0
		11	8	0	8	0
				Total	40	0

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F.P.P Cont.

5. Priya D/o Prannath Mehta

<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	57	7	8	0	5	4
		14	8	0	5	4
			<b>Total</b>		<b>10</b>	<b>8</b>

6. Naina D/o Prannath Mehta

<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	57	3	8	0	8	0
		4	8	0	5	4
		8	8	0	8	0
			<b>Total</b>		<b>21</b>	<b>4</b>


7. Kamini W/o Prannath Mehta

<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	57	1	8	0	8	0
		2	8	0	8	0
		9	8	0	8	0
		10/1	0	4	0	4
		12	8	0	8	0
		13	8	0	8	0
			<b>Total</b>		<b>40</b>	<b>4</b>

8. Prannath Mehta, H.U.F. Karta s/o Ramnath Mehta

<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	56	6	8	0	8	0
		7/1	4	4	4	4
		14/2	4	2	4	2
		15	8	0	8	0
	57	10/2	7	16	7	16
		11	8	0	8	0
			<b>Total</b>		<b>40</b>	<b>2</b>

<b>Grand Total</b>	<b>257</b>	<b>18</b>	<b>Or</b>	<b>32.2375</b>	<b>Acres</b>
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**Director General**  
 Town and Country Planning,  
 Haryana, Chandigarh  
