

From

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

To

1. M/S Vipul Infrastructure Developers Pvt. Ltd.
2. M/S Bhudeep Builder & Exporters Pvt. Ltd.,
3. M/S Moon Apartment Pvt. Ltd.

28, Community Centre,
Saket, New Delhi -110017

Memo No. DS-II-2004/ 16053
Dated 10-11-04

Subject: Grant of licence to develop a Group Housing colony on the land measuring 14.154 acres falling in revenue estate of village Wazirabad, Sector -53, Gurgaon.

Reference your application dated 19.1.2004 & 25.10.2004 on the above noted subject.

2. Your request for the grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed thereunder for the development of a residential group housing colony on the land measuring 14.154 acres falling in the revenue estate of village Wazirabad, 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/pre-requisites laid down in Rule-11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 30 days from the date of issue of this notice, failing which the grant of licence shall be refused:

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 DEVELOPMENT WORKS:

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|------|---|------------------------|
| i) | Total Area under group housing development: | =14.154 acres |
| ii) | Interim rate for IDW | =Rs. 25.00 lacs / acre |
| iii) | Cost of IDW | =Rs 353.85 lacs |
| iv) | Construction cost of community buildings | = Rs. 44.70 lacs. |
| v) | Total cost of IDW | = Rs.398.55 lacs |
| vi) | 25% bank guarantee required | =Rs. 99.64 lacs |

EXTERNAL DEVELOPMENT WORKS

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|------|---------------------------------------|----------------------|
| i) | Area under Group Housing development: | = 14.154 acres. |
| ii) | Interim rates for EDC | = Rs.78.46 lacs/acre |
| iii) | Cost for EDC for G.H. area | = Rs.1110.52 lacs |


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iv)	Area under commercial use:	0.070 acres
v)	Interim rate of EDC	= 91.54 lacs/acre
vi)	Cost of EDC for commercial area	= Rs. 6.50 lacs
vii)	Total cost of EDC (v + vi)	= Rs.1117.02 lacs.
viii)	25% bank guarantee required	= Rs. 279.26 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. The rates of external development charges are under review and are likely to be finalized soon. In the event of increase of rates of external development charges, you will have to pay the enhanced rates of external development charges as and when demanded by the DTCP Haryana.

If a decision is taken by the Govt. to levy proportionate development charges with regard to State/National Highways, Transport, Irrigation facilities and Power facilities etc., the same shall be recovered from the licensee as and when demanded by the Director, within a specified period as per rates, terms and conditions so determined by the Director, within a specified period as per rates, terms and conditions so determined.

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

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 Areas Act, 1975.

To furnish an undertaking that you will construct the portion of service road falling in the site area at your own cost and will transfer the same free of cost to the Govt. You will derive temporary access from the 60 meter wide development plan road till such time the service road becomes fully operational.

To deposit an amount of Rs.6,91,250/- (Rs.six lacs ninety one thousand two hundred fifty only) on account of licence fee for 0.5% area for commercial component through bank draft in favour of the Director, Town and Country Planning, Haryana payable at Chandigarh.

To deposit an amount of Rs.40, 89,994/- (Rs. Forty lacs eighty nine thousand nine hundred and ninety four only) on account of conversion charges

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for area under group housing development and Rs.2, 62,852/- (Rs. Two lacs sixty two thousand eight hundred fifty two only) for the area under 0.5% commercial component, through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.

To submit the attested copies of valid Income Tax Clearance Certificate.

The matter for revision of the fee and charges is under consideration with the Department, therefore you will furnish an undertaking that you will pay the enhanced fee and charges as and when finalized and demanded from you, within thirty days of its demand.


Director
Town and Country Planning,
Haryana, Chandigarh 