

From

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

To

M/S Vipul Infrastructure Developers Ltd.  
Global Arcade, 3<sup>rd</sup> Floor,  
Mehrauli-Gurgaon Road,  
Gurgaon.

Memo No. DS-2005/ 17829  
Dated 19-12-05

Subject: Grant of licence to develop a Group Housing colony on the land measuring 5.371 acre falling in revenue estate of village Wazirabad & Haiderpur Viran, Sector -53, Gurgaon.

\*\*\*\*\*

Reference your application dated 17.12.2004 & 22.3.2005 on the subject noted above.

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 there under for the development of a residential group housing colony on the land measuring 5.371 acres falling in the revenue estate of village Wazirabad & Haiderpur Viran, 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

i)	Total Area	=5.371 acres
ii)	Interim rate for development	=Rs.25.00 lacs per acre
iii)	Total cost of development	=Rs.134.275 lacs
iv)	Construction cost of one internal Community building.	=Rs. 44.70 lacs
v)	Total cost (iii+iv)	=Rs.178.975 lacs
vi)	25% bank guarantee required	= Rs.44.74 lacs.

EXTERNAL DEVELOPMENT WORKS

i)	Area under group housing development	= 5.371 acres
ii)	Interim rates for EDC	= 86.31 lacs
iii)	Cost for EDC for G.H.area	= 463.57 lacs

*Original Handover  
to Mr. H.S. Rawat  
22/12/06*

*SSOH*  
D.T.C.P. Hc.

iv)	Area under commercial use	= 0.026 acres
v)	Interim rate of EDC	= 100.70 lacs/acre.
vi)	Cost of EDC for commercial area	= 2.62 lacs
vii)	Total cost of EDC ( iii+vi)	= 466.19 lacs
viii)	25% bank guarantee required	= 116.55 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 DTCP Haryana.

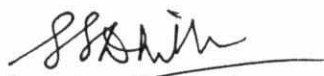
If a decision is taken by the Govt. to levy proportionate development charges with regard to State/National Highways, Transport, Irrigation facilities and Power facilities etc., the same shall be recovered from the licensee as and when demanded by the Director, within a specified period as per rates,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

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 licensed 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. 65,000/- (Rs. Sixty five thousand only) on account of licence fee for 0.5% area for commercial component and Rs. 26,45,750/- (Rs. Twenty six lacs forty five thousand seven hundred fifty only) on account of deficit licence fee for group housing area through bank draft

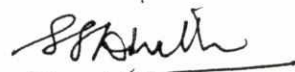
  
D.F.C.P. H.  
Ar



in favour of the Director, Town and Country Planning, Haryana payable at Chandigarh.

To deposit an amount of Rs. 32, 44,682/- ( Rs. thirty two lacs, fourty four thousand six hundred eighty two only) on account of conversion charges for the area under group housing development and Rs. 1,26,266/- ( Rs. one lac twenty six thousand two hundred sixty six only) for the area under 0.5% commercial component through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.

You will integrate the proposed colony with the existing licensed group Housing colony and furnish an affidavit in this regard.



Director

Town and Country Planning,  
Haryana, Chandigarh.

