

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector 17 C, Chandigarh

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

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

Regd. Post

To

✓ Sh. Keshav Dutt S/o Ram Chander,
Rasveena Sharma Wd/o Vinod Sharma,
Vinanti, Vinorica Ds/o Vinod Sharma,
Gaurav Sharma S/o Parmod Sharma,
Subodh Sharma, Amod Sharma, Manoj Sharma Ss/o Ravi Dutt
C/o Calder Developers Pvt. Ltd.
7th Floor, Vatika Triangle,
Block A, Sushant Lok-I,
Gurgaon-122002.

Memo No. LC-2895-JE (VA)-2014/ 18443 Dated: 14/8/14

Subject: - Letter of Intent for grant of license for setting up of Commercial Colony on the land measuring 12.13125 acres in the revenue estate of village Silokhera, Sector 16, Distt. Gurgaon.

Ref: - Your application dated 07.02.2013.

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 COMMERCIAL COLONY on the land measuring 12.13125 acres (schedule of land enclosed) in the revenue estate of village Silokhera, Sector 16, 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:-

A. INTERNAL DEVELOPMENT WORKS (IDW)

A)	Total Area	= 12.13125 acres
B)	Interim rate of Development	= ₹ 50.00 Lacs per acres
C)	Total cost of Development	= ₹ 606.5625 Lacs
D)	25% bank guarantee required (valid for 5 years)	= ₹ 151.641 Lacs

B. EXTERNAL DEVELOPMENT CHARGES (EDC)

A)	Total Commercial Area	= 12.13125 acres
B)	Interim rate of EDC	= ₹441.9404Lacs per acre
C)	Amount	= ₹ 5361.2895 Lacs
D)	25% bank guarantee required (valid for 5 years)	= ₹ 1340.3224 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 ₹ 7,21,69,898/- on account of conversion charges & an amount of ₹ 32,41,27,476/- on account of balance license fees 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).

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

6. To furnish an undertaking to the following effect:-

- I. You shall deposit an amount of ₹ 8,59,16,545/- on account of Infrastructure Development Charges @ ₹ 1000/- per sq m for Commercial Component (175 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.
- 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 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.
- VI. 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.
- VII. 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.
- VIII. You shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- IX. 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.

- X. 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.
- XI. You shall arrange electric connection from HVPN/DHBVNL 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/DHBVNL Haryana and complete the same before obtaining completion certificate for the colony.
- XII. 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 shop buyers for meeting the cost of Internal Development Works in the colony.
- XIII. You shall keep the pace of construction atleast in accordance with sale agreement executed with the buyers of the shops as and when scheme is launched.
- XIV. 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.
- XV. You shall not pre-launch/sale of space before approval of the building plans.
- XVI. 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.
- XVII. You shall permit the Director or any other officer authorized 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.
- XVIII. You shall obey all the directions/restrictions imposed by the Department from time to time in public interest
- XIX. You shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- XX. You shall not give any marketing and selling rights to any other company other than the collaborator company.

7. In continuation of agreement dated 31.07.2014 executed by you with Estate Officer-I HUDA, you shall submit an undertaking that you shall construct 24 mtr wide approach road to be developed by the colonizer on HUDA land, which shall be a public road and cannot be closed by you at any time. This approach

road shall also be utilized as approach road by HUDA or its allottees or public in general.

8. You shall 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.
9. 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.
10. 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.
11. 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 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.
12. You shall obtain & 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.
13. That in continuation of the collaboration agreement submitted earlier a fresh registered agreement may be entered into by Calder Developers Pvt. Ltd. with land owners to the effect that:
 - (i) The developer company, i.e., Calder Developers Pvt. 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.
14. You shall enhance the paid up capital of Calder Developers Pvt. Ltd. to ₹ 58.00 crores & submit requisite documents before grant of the license.
15. Your associate company i.e. Vatika Ltd. will pay 25% of the total outstanding EDC before the grant of license and remaining 75% in three quarterly installments after grant of license and undertaking in this regard shall also submitted by you.


(Anurag Rastogi)

Director General, Town & Country Planning
Haryana Chandigarh

Endst. LC-2895-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.



(Sunita Sethi)

District Town Planner (HQ)

For Director General, Town & Country Planning
Haryana Chandigarh

Endst. LC-2895-JE (VA)-2014/

Dated:

A copy is forwarded to Chief Accounts Officer, O/o DGTCP, Haryana to
ensure compliance of condition no. 15 above.



(Sunita Sethi)

District Town Planner (HQ)

For Director General, Town & Country Planning
Haryana Chandigarh

To be read with LOI Memo No. 8443 dated 14/8/14

1. Detail of land owned by Keshav Dutt S/o Ram Chander, District Gurgaon.

Village	Rect No.	Killa No.	T. Area K-M
Silokhera	7	21/2 min	0-1
	11	5	8-0
		7/1	4-0
		4/2	4-0
	12	1 min	2-16
		10	2-5
		Total	21-2


2. Rasveena Sharma Wd/o Vinod Sharma, Vinanti - Vinorica Ds/o Vinod Sharma 1/5 share, Gaurav Sharma S/o Parmod Sharma 1/5 share, Subodh Sharma, Amod Sharma, Manoj Sharma Ss/o Ravi Dutt 3/5 share.

Village	Rect No.	Killa No.	T. Area K-M
Silokhera	8	6	7-7
		7	8-16
		14	8-0
		15	8-0
		16	8-0
		17	8-0
		24	8-0
		25	8-0
	11	3/2	3-12
		4/1	4-0
		Total	71-15

3. Keshav Dutt S/o Ram Chander 1/2 share, Rasveena Sharma Wd/o Vinod Sharma, Vinanti Sharma, Vinorica Sharma Ds/o Vinod Sharma 1/10 share, Gaurav Sharma S/o Parmod Sharma 1/10 share, Subodh Sharma - Amod Sharma - Manoj Sharma Ss/o Ravi Dutt 3/10 share.

Village	Rect No.	Killa No.	T. Area K-M
Silokhera	11	6/1	4-4

Grand Total 97-1 or 12.13125 Acres


Director General
Town and Country Planning
Haryana, Chandigarh
24/8/14