

Directorate of Town & Country Planning, Haryana
SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349
Web site tcepharyana.gov.in - e-mail: tcephry@gmail.com

(LC-III, See Rule 10)

Regd.

To

MVN Infrastructure Pvt. Ltd.
House No. 695, Sector-17,
Faridabad.

Memo No. LC-2998-JE (S)-2013/59505 Dated: 4/12/13

Subject: - Letter of Intent to develop an Affordable Group Housing Colony on the land measuring 6.5 acres in the revenue estate of village Sohna, Sector-5 of Sohna, District Gurgaon-MVN Infrastructure Pvt. Ltd.

Ref: - Your application dated 20.08.2013 on the above cited subject.

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 framed thereunder for the development of a Affordable Group Housing Colony on the land measuring 6.5 acres in the revenue estate of village Sohna, Sector-5 of Sohna, District Gurgaon has been examined/considered by the Department under the policy issued vide memo no PF-27/48921 dated 19.08.2013 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 for the amount calculated as under:-

External Development Charges (EDC)

- | | |
|--|-------------------|
| i) EDC for area GH Component (equal to plotted): | |
| ii) 6.24755×78.662 (equal to plotted i.e. 100%) | = Rs. 491.445 lac |
| iii) EDC for Comm. Component | |
| iv) 0.2587×367.0905 (175% FAR): | = Rs. 94.9663 lac |
| v) Total cost of EDC | = Rs. 586.41 lac |
| vi) BG required equalant to 25% of total EDC | = Rs. 146.60 lac |

4. 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. 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 DG, TCP, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.

5. That execute two agreements i.e. LC-IV & LC-IV-A Bilateral Agreement on Non-Judicial Stamp Paper of Rs. 3/- Two copies of specimen of the said agreement are enclosed herewith for necessary action.

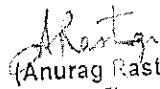
6. That you shall deposit an amount of Rs. 36,80,823/- on account of conversion charges through bank draft in favour of Director General, Town & Country Planning, Haryana, payable at Chandigarh.

7. To furnish an undertaking to the effect:-

J. Bantay

- a. That you shall follow the terms and conditions in respect of policy issued vide memo no PF-27/48921 dated 19.08.2013.
- b. That the portion of the road which form part of the site 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.
- c. That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the same alongwith land falling in alignment/ROW of such roads free of cost to the Govt. u/s 3(3) (a) of the Haryana Development and Regulation of Urban Areas Act, 1975.
- d. That you shall take permanent access from proposed service road along the development plan road.
- e. That you shall integrate the services with HUDA services as and when made available.
- f. That you have not submitted any other application for grant or 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 Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1983.
- g. That you understand that the development/construction cost of 24/18 m major internal roads 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 24/18 m wide major internal roads as and when finalized and demanded by the Department.
- h. That you shall have no objection for give and take proposal of the land in the license under consideration with HUDA required for integration of services. The decision of the competent authority shall be binding upon the colonizer.
- i. That you shall submit a certificate from District Revenue Officer stating that there is no further sale of the land, applied for license, till date and applicant is the owner of the applied land.
- j. That you shall obtain prior permission/clearance/NOC as per provisions of notification dated 14.09.06 issued by MOEF, GOI or any other applicable Environment/ Forest Laws/Rules, before execution of development works at site.
- k. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DG, TCP Haryana till these services are made available from External Infrastructure to be laid by HUDA. Since the provisions of external development facilities may take long time by HUDA, you shall not claim any damage against the Department for loss occurred if any.
- l. That you shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
- m. That you shall provide the rain water harvesting system as per central around water Authority Norms/Haryana Govt. notification as applicable.
- n. That you shall maintain the ROW alongwith HT line.
- o. That the provision of solar water heating system shall be as per by HAREDA and shall be made operational where applicable before applying for an Occupation Certificate.

- p. That the colonizer/owner shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.
 - q. 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 licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
 - r. 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 and full particulars of the scheduled bank wherein you have to deposit thirty per centum of the amount from the shop/showroom owners for meeting the cost of internal development works in the colony.
 - s. That the pace of the construction should be atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched, after approval of building plans.
 - t. That you shall not give any advertisement for sale of shops/flat/floor area in Group Housing Colony before approval of layout plan/building plans.
 - u. That 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.
 - v. That you shall obey all the directions/restrictions imposed by the Department time to time in public interest.
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 enhanced the paid up capital to Rs. 2 crore and submit Form no. 2 & 5 of MCA alongwith certificate issued by Chartered Accountant.
 10. You shall intimate your official Email ID and the correspondence made to this email ID by the Department shall be treated legal.
 11. The above demanded fee and charges are subject to audit and reconciliation of accounts.
- DA/schedule of land.


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

Endst. LC-2998-JE (S)-2013/

Dated:

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


1. The additional Director, Urban Estates, Haryana, Sector-6 Panchkula.
2. Senior Town Planner, Gurgaon.
3. District Town Planner, Gurgaon.

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

To be read with LOI Memo No. 59505 dated 4/12/13

Detail of land owned by M.V.N. Infrastructure Pvt. Ltd., Sohna, Distt. Gurgaon.

| Village | Rect No. | Killa No. | Area K-M |
|---------|----------|-----------|------------------------|
| Sohana | 179 | 9/2 | 5-18 |
| | | 10 | 8-0 |
| | 140 | 12 | 5-0 |
| | | 22/2 | 6-13 |
| | | 23/1 | 1-6 |
| | 179 | 2 | 10-4 |
| | | 9/1 | 1-17 |
| | 140 | 12/3 | 3-10 |
| | | 19 | 8-6 |
| | | 22/1 | 1-7 |
| | Total | | <u>52-1</u> or 6.50625 |


Director General
Town & Country Planning
Haryana, Chandigarh

Amrjit Singh