

From

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

To

M/s Dr. Fresh Real Estate Ventures Pvt Ltd.
B-1/E24 Mohan Comparative, Industrial Area Mathura Road
New Delhi-110044

Memo No JD(BS)-LC-1923/2005/ 3332

Dated:- 23-5-08

Subject: Grant of licence to develop a commercial colony on the land measuring 4.4375 acres falling in the Revenue Estate of Village Sikohpur in sector-82A, Gurgaon Manesar Urban Complex.

Reference your application dated 22.2.2005 on the subject noted above

2. Your request for 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 commercial colony on the land measuring 4.4375 acres falling in the Revenue Estate of Village Sikohpur in sector-82A, Gurgaon Manesar Urban Complex 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 refuse.
3. To furnish 25% bank guarantee on account of internal development works and external development charges for the amount calculated as under:-

INTERNAL DEVELOPMENT WORKS:

i)	Total Area under Commercial Colony	=4.4375 acres
ii)	Interim rate for development	=Rs.25.00 lacs per acre
iii)	Total cost of development	=Rs.110.94 lacs
iv)	25% bank guarantee required	=Rs.27.735 lacs

EXTERNAL DEVELOPMENT WORKS:


i)	Total Area under Commercial Colony	=4.4375 acres
ii)	Interim rate for EDC	=Rs.134.04 lacs per acre
iii)	Total cost of development	=Rs.594.30 lacs
iv)	25% bank guarantee required	=Rs.148.70 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 for the Gurgaon Manesar Urban Complex 2021 are being determined and are likely to be finalized soon. There is likelihood of substantial enhancement in these rates. You will therefore be liable to pay the enhanced rates of external development charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana. An undertaking may be submitted in this regard.

- To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of Rs 3/- Copies of specimen of the said agreements are enclosed herewith for necessary action.
5. 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)(g)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975

6. To deposit an amount of Rs. Rs 3,07,98,935/- (Rs. Three Crore Seven Lacs Ninety Eight Thousand Nine Hundred & Thirty Five only) on account of conversion charges and Rs. 33,28,120/- (Rs. Thirty Three Lacs Twenty Eight Thousand One Hundred & Twenty Eight Five only) on account of deficit licence fee through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
7. To submit an undertaking that you will pay the infrastructure development charges @ Rs.1000/- per sq meter for commercial area in two equal installments. First installment will be within sixty days of grant of licence and second installment within six months of grant of licence. Failing which 18% PA interest will be liable for the delayed period.
8. To submit an undertaking that you shall demolish the unauthorised construction over an area 3876.00 sq ft. before approval of zoning plan/demarcation plan.
9. To submit an undertaking that you shall construct the service road forming part of site area at their own cost and will transfer the same free of cost to the Govt.
10. To submit an undertaking that they will take permanent access from proposed service road along the development plan road.
11. To submit an undertaking that you will integrate the services with the HUDA services as per the approved service plans as and when made available.
12. To submit an undertaking that you shall have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire any land in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon the colonizer.
13. That you shall submit NOC/clearance as required under notification dated 14.9.2003 issued by Ministry of Environment and Forest Govt. of India before executing development works at site.
14. To submit an undertaking that you shall obtain clearance from the competent authority if required under PLPA, 1900 and any other clearance required under any other law.
15. To submit an undertaking to the effect that you shall make arrangement for water supply, sewerage drainage etc. to the satisfaction of DTCP till these services are made available from external infrastructure to be laid by HUDA.
16. The above demand for fee and charges is subject to audit and reconciliation of accounts.
17. That you shall submit a certificate from DRO that the ownership of the applied land is suit with applicants.


Director
Town and Country Planning
Haryana, Chandigarh