

From

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

To

M/S Era Resorts Pvt. Ltd.
C/O M/S Countrywide Promoters Pvt. Ltd.
M-11, Middle Circle, Connaught Circus,
New Delhi-110001.

Memo No. DS-07/25710
Dated: 11-10-07

Subject: Grant of licence for setting up of a Commercial colony on the land measuring 2.362 acres at village Ghatta District Gurgaon in residential sector-61 of the Gurgaon- Manesar Urban Complex.

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Reference your application dated 5.9.2006 on the subject noted above.

2. Your case/request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 for the development of a commercial colony on the land measuring 2.362 acres 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/conditions laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of thirty days from the date of issue of this notice failing which your request for grant of licence shall be refused:

3. 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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| a) Total area | = 2.362 acres |
| b) Interim rate for development | = Rs.25.00 lacs per acre |
| c) Total cost of internal development works. | = Rs.59.05 lacs |
| d) 25% bank guarantee of IDW required | = Rs. 14.7625 lacs. |

EXTERNAL DEVELOPMENT CHARGES

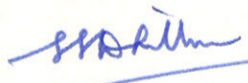
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|---------------------------------|--------------------------------------|
| a) Total area | = 2.362 acres. |
| b) Interim rate for development | = Rs.104.44 lacs per acre (150 FAR). |
| c) Total Cost of EDC | = Rs. 246.69 lacs |
| d) 25% bank guarantee required | = Rs. 61.67 lacs |

It is made clear that bank guarantee on account of internal development works has been worked out on the interim rates and you will have to submit the additional bank guarantee if any at the time of approval of service plan/estimates according to the approved layout plan. The rates of external development charges for the Gurgaon- Manesar Urban Complex 2021 are


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being determined and are likely to be finalized soon. There is likely hood of substantial enhancement in these rates. You will therefore be liable to deposit the enhanced rates of external development charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana. A undertaking may be submitted in this regard.

4. 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.
5. To execute two agreements i.e. LC-IV and Bilateral agreement on LC-IV D on the non-judicial stamp paper of Rs.3/-. Two copies of the specimen of the said agreements are enclosed herewith for necessary action.
6. To deposit an amount of Rs. 23,00,567/- (Rs. Twenty three lacs five hundred sixty seven only) through bank draft in favour of the Director, Town and Country Planning, Haryana payable at Chandigarh on account of deficit licence fee.
7. To deposit an amount of Rs. 1, 20, 44,358/- (Rs. One crore twenty lacs fourty four thousand three hundred fifty eight only) through bank draft in favour of the Director, Town and Country Planning, Haryana payable at Chandigarh on account of conversion charges.
8. To submit an undertaking that you will deposit the infrastructure development charges @ Rs. 1000 per sq. meters on the gross area, in two installments. The first installment will be paid with in sixty days of grant of licence and second installment within six months of grant of licence.
9. To submit an undertaking that you will integrate the services with the HUDA services as per the approved service plans and as and when made available.
10. To furnish an undertaking that you shall have no objection to the regularization of the boundaries of the licenced land 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 competent authority shall be binding upon the colonizer.
11. To furnish an undertaking that you will construct the 12 meter wide service road forming part of the site area at your own cost and will transfer the same free of cost to the Govt.


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12. To furnish 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.
13. You are required to obtain NOC/ clearance with regard to notification dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before execution of development works at site.
14. You are required to obtain clearance from the competent authority if required under PLPA, 1900 and any other clearance required under any other law.
15. That you are required to provide ROW under the 220/33 KV HT line passing through the site at the time of submission of demarcation/Zoning plan.
16. The above demand for fee and charges is subject to audit and reconciliation of accounts.



Director,
Town and Country Planning,
Haryana, Chandigarh.