

Directorate of Town & Country Planning, Haryana

Ayoina Bhawan, Sector-18, Chandigarh, web site tcp.haryana.gov.in
Phone: 0172-2549349; e-mail: tcp.hry@gmail.com

Regd.
To

(LC-III, see Rule 10)

Yule Propbuilt Pvt. Ltd.,
C/o Commander Realtors Pvt. Ltd.
A-11, 1st Floor, Neeti Bagh
New Delhi - 49.
Email – coordination.chd@ireo

Memo. No. LC-2458-JE(S)-2012/

26646

Dated: 24/12/12

Subject: - Letter of Intent for setting up of Commercial Colony over an area measuring 2.2 acres falling in revenue estate of village Berampur, Sector 63-A, GMUC, Gurgaon – Commander Realtors Pvt. Ltd.

Please refer to your application dated 11.10.2010, 22.06.2012 and 17.10.2012 on above cited subject.

2. Your request for grant of license under section 3 of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed thereunder for the development of a Commercial Colony on the land measuring 2.2 acres falling in Khassra no 29//19 (1-12), 20 (8-0) and 30//16 (8-0) of village Berampur, Sector 63-A of Gurgaon-Manesar Urban Complex, Distt. Gurgaon, 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 issue of this notice, failing which the grant of license shall be refused.

3. To furnish 25% bank guarantee on account of Internal Development Works and External Development Works for the amount calculated as under :-

INTERNAL DEVELOPMENT WORKS:

- | | |
|---|-----------------|
| 1. Area under residential GH colony | = 2.2 acres |
| 2. Interim rate for development per gross acres | = Rs. 50.00 lac |
| 3. Total cost of development | = Rs. 110 lac |
| 4. Bank Guarantee required (25% of the total) | = Rs. 27.5 lac |

EXTERNAL DEVELOPMENT WORKS:

- | | |
|---|-------------------|
| 1. EDC for area Comm. 2.2 x Rs. 365.24 lac/acre | = Rs. 803.528 lac |
| 2. Total cost of EDC | = Rs. 803.528 lac |
| 3. BG required equalant to 25% of total EDC | = Rs. 200.9 lac |


It is made clear that 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/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.

4. To execute two agreements i.e. LC-IV and Bilateral Agreement on Non-Judicial Stamp Paper of Rs. 10/- . Copies of the specimen of said agreements are enclosed herewith for necessary action.
5. To deposit a sum of **Rs. 1,30,87,998/-** on account of conversion charges and an amount of **Rs. 4,45,50,000/-** on account of deficit licence ; i.e be sent through bank draft in favour of Director General, Town & Country Planning, Haryana, Chandigarh.
6. To furnish an undertaking that the portion of the 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.

Shastri
DG, TCP (HR)

7. To furnish an undertaking that you shall deposit Rs. **1,55,80,950/-** on account of Infrastructural Development Charges @ Rs. 1000/- per Sqm for 175 % FAR in two equal installments. First within 60 days from issuance of license and second within six months through Bank Draft in favour of the Director General, Town & Country Planning, Haryana payable at Chandigarh. In failure of which, an interest @ 18% per annum for delay period shall be paid.
8. To furnish an undertaking that you shall construct portion of service road, internal circulation roads, forming the part of site area at their own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) of the Haryana Development and Regulation of Urban Areas Act, 1975.
9. That you shall submit the layout plan of the colony as per approved circulation plan of the sector.
10. That you will 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.
11. To submit an undertaking that you shall take permanent access from proposed service road along the development plan road.
12. That you shall integrate the services with HUDA services as and when made available.
13. To submit an undertaking 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 Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
14. To furnish an undertaking to the following effect:
 - a) That I understand that the development/construction cost of 24/18 m major internal roads is not included in the EDC rates and
 - b) That I 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.
15. To furnish an undertaking that you will 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.
16. That you will submit a certificate from the District Revenue Officer stating that there is no further sale of the land applied for license till date and applicant companies are owner of the land.
17. To furnish an undertaking that you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by MOEF, GOI before execution of development works at site.
18. To furnish an undertaking 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.
19. To furnish an undertaking that you shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
20. To furnish an undertaking that the rain water harvesting system shall be providing as per central ground water Authority Norms/Haryana Govt. notification as applicable.
21. To furnish an undertaking 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.
22. The colonizer/owner shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.
23. To furnish an undertaking 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~~ ^{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.
24. 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 percentum of the amount from the shop/showroom owners for meeting the cost of internal development works in the colony.
25. To furnish an undertaking 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.
 26. To furnish an undertaking that you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the shop/showroom owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
 27. That you will intimate your official Email ID and the correspondence to this ID by the Department will be treated legal.
 28. To furnish an undertaking that the collaborator company Commander Realtors Pvt. Ltd. will be responsible to deposit the entire charges/EDC and execution of development works.
 29. To furnish an undertaking that the rates of licence has been revised/approved by the Govt. and the additional amount of licence/IDC be deposited as per revised rates within a period of 30 days, as and when demanded by the Department.
 30. To furnish an undertaking that the company shall not sell/create any 3rd party right in reference to 7 m wide approach road, which will be passed through Khasra no 29//21, 22, 30//17/2, 24, 25 and 36//4 of village Berampur, upto 33 ft wide revenue rasta.
 31. To furnish an undertaking - In view of representation/undertaking dated 17.10.2012 and 15.10.2012, it is made clear that till construction of sector road no claim will lie against Department for loss occurred to you, if any. Therefore, undertaking in this regard be submitted.
 32. The above demanded fee and charges are subject to audit and reconciliation of accounts.
- DA/schedule of land.


(Anurag Rastogi, I.A.S)
Director General, Town & Country Planning
Haryana Chandigarh

Endst. No. LC-2458 -JE(S)-2012/

Dated:

A copy is forwarded to following for information and necessary action:-

1. The Chief Administrator, HUDA, Sector-6, Panchkula.
2. The Additional Director, Urban Estates, Haryana, Sector-6, Panchkula.
3. Senior Town Planner, Gurgaon
4. District Town Planner, Gurgaon.

(Devendra Nimbokar)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh

TO BE READ WITH LOI MEMO NO. 26646 DATED 24/12/22

1. Detailed of land owned by Yule Propbuild Pvt. Ltd., District Gurgaon.

Village	Rect. No.	Killa No.	Total Area		Area Taken	
			K	M	K	M
Behrampur	29	19	8	0	1	12
		20	8	0	8	0
	30	16	8	0	8	0
Total			17		12 or 2.20 acres.	


Director General
Town & Country Planning
Haryana, Chandigarh
Rajender Singh Bedwari