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DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

Ayojna Bhawan, Sector 18, Madhya Marg, Chandigarh.

Phone No: 0172-2549349, E-mail: tcphry@gmail.com, www.tcpharyana.gov.in

FORM LC-III

(See Rule 10)

Regd

To

Smt. Mohinder Kaur w/o Sh. Om Parkash,
Sh. Ashwani Kumar, Dharamender Kumar Ss/o Sh. Daya Chand.
508/3, Behind Dayal Market,
Shiv Puri, Gurgaon.

Subject:

Memo No. 5DP-V-2010/LC-1264/ 17725 Dated 21-12-10
Grant of letter of Intent to develop a Group Housing Colony on the land measuring 10.512 acres in the revenue estate of village Sihi, Sector-84, Gurgaon Manesar Urban Complex.

Reference your application dated 29.01.2007 to grant licence to you to set up a Group Housing Colony on the land measuring 10.512 acres in Sector-84, Gurgaon Manesar Urban Complex as per detail mentioned in the schedule of land enclosed. 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 licence shall be refused.

2. 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 Group Housing Colony		11.925	acres
ii	Interim rate for Development	₹	50.00	lacs per acre
iii	Total cost of Development	₹	525.6	lacs
iv	Cost of community facility	₹	22.35	lacs
v	Grand total cost of development	₹	547.95	lacs
vi	25% Bank Guarantee required	₹	136.9875	lacs
EXTERNAL DEVELOPMENT WORKS:				
i	Total Area under Group Housing Colony		10.46	acres
ii	Interim rate for EDC	₹	193.908	lacs per acre
iii	Total cost of Development	₹	2028.28	lacs
iv	Area under commercial component		0.052	acres
v	Interim rate for EDC	₹	301.851	lac per acre
vi	Total cost of Development	₹	15.696	lac
vii	Grant Total (iii+vi)	₹	2043.976	lacs
iv	25% Bank Guarantee required	₹	510.994	lacs

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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 as additional bank guarantee within 30 days on demand.

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You shall 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.

3. 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.
4. To furnish an undertaking that the portion of road which shall form part of the licenced 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 Area Act, 1975.
5. To deposit an amount of ₹ 69,53,555/- (₹ Sixty Nine Lac Fifty Three Thousand Five Hundred Fifty Five Only) on account of conversion charges through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
6. To submit an undertaking that you shall pay the infrastructure development charges amounting ₹ 2, 66, 67,707/- (₹ Two Crore Sixty Six lacs Sixty Seven Thousand Seven Hundred Seven only) @ ₹ 1000/- per sq. meter for commercial component of 0.052 acre and @ ₹ 625/- per sq. meter for group housing component of 10.46 acres in two equal installments. First installment shall 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.
7. To submit an undertaking that you will construct the 24 mtr wide internal roads forming part of the site area at your own cost and shall transfer the same free of cost to the Govt.
8. To submit an undertaking that you will take permanent access from proposed 24.0 meter wide internal road.
9. That development /construction cost of 24m/18m/15m wide major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land ,if any along with the construction cost of the same as and when finalized and demanded by DTCP, Haryana.
10. 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.
11. 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.
12. To submit an undertaking that you shall obtain clearance from the competent authority if required under PLPA, 1900 and any other clearance required any other law.
13. That you shall submit NOC/clearance as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site.
14. The rain water harvesting system shall be provided as per Central Ground Water Authority Norms/ Haryana Govt. notification as applicable.

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CHD.

15. The provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an Occupation Certificate.
16. The colonizer / owner shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.
17. To furnish an undertaking that no claim shall lie against HUDA till non-provision of EDC services, during next five year.
18. 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 month period from the date of grant of licence to enable provision of site in your land for Transformers/ Switching Stations as per the norms prescribed by the power utility in the zoning plan of the project.
19. That you shall submit a certificate from District Revenue Officer that the ownership of the applied land is still with applicants.
20. That you will intimate your official E-mail ID to this office for the purpose of correspondence. The information sent to this ID will be treated as official.
21. You will complete the demarcation at site within 7 days from the date of issuance of LOI & will submit the same in the office of DTP (Gurgaon) within 15 days from the date of issuance of LOI.
22. To submit an affidavit that you have not filed any application for grant of licence/change of land use for the above said land.
23. To submit an undertaking that the construction on area measuring 2776 sq. ft. and 747.5 rft. Boundary wall at site will be demolished before grant of licence.
24. 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.
25. The above demand for fee and charges is subject to audit and reconciliation of accounts.

(T.C. Gupta, IAS)

Director

Town and Country Planning,
Haryana, Chandigarh.

Email:tcphry@gmail.com

Endst. No. 5DP-V-2010/LC-1264/

Dated

A copy is forwarded to the following for information and to ensure the compliance of condition no. 21 of LOI.

- i) Senior Town Planner, Gurgaon.
- ii) District Town Planner (P) Gurgaon.

(Swati Anand)

District Town Planner (HQ)
For Director, Town and Country Planning
Haryana, Chandigarh

1. Detail of land owned by Smt. Mohinder Kaur W/o Sh. Om Parkash, village Sihi, Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area <u>K-M</u>
Sihi	26	12	4-9
		19	5-9
		22	5-8
		23	8-0
		24	8-0
		25/1	6-11
	27	21/2/3	1-10
	38	1/1/1/1 min	0-6
			39-13 or 4.956 acres

2. Detail of land owned by Sh. Ashwani Kumar & Sh. Dharmender Kumar Ss/o Sh. Daya Chand village Sihi, Distt. Gurgaon

Sihi	26	13	7-11
		14/1	4-11
		16/1	4-0
		16/2	4-0
		17	8-0
		18	8-0
		25/2	1-0
		21/2/1	3-8
	27	1/1/1/3	1-2
	38		
			42-1 or 5.256 acres

3. Detail of land owned by Smt. Mohinder Kaur W/o Sh. Om Parkash ½ share, Sh. Ashwani Kumar-Dharamender Kumar Ss/o Sh. Daya Chand ½ share village Sihi, Distt. Gurgaon

Sihi	26	25/3	0-8
	27	21/2/2	1-6
	38	1/1/1/2	0-13
		1/1/1/4	0-1
			2-8 or 0.3 acres

Grand Total 84-2 or 10.512 acres

Director-
Town and Country Planning,
Haryana, Chandigarh
Chandigarh