

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

Ayojna Bhawan, Sector -18, Madhya Marg, Chandigarh

Phone: 0172-2549349, Email: tcphty@gmail.com, www.tcpgharyana.gov.in

Memo No:-LC-2502-DS (R)-2011/17052

To Dated: 18/11/11

Sh. Ishan Singh S/o Lokender Singh,
C/o M/s Spaze Tower Pvt. Ltd.
SPAZEDGE, Sector-47,
Sohna-Gurgaon, Expressway, Gurgaon.

Subject:-

Letter of Intent-Grant of licence for setting up of commercial colony on the area measuring 3.24722 acres falling in the revenue estate of village Naurangpur in Sector -78, Gurgaon Manesar Urban Complex- Individual land owners C/o M/s Spaze Tower Pvt. Ltd.

Reference: - Your application dated 04.11.2010 on the subject noted above.

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 3.39375 acre falling in the revenue estate of village Naurangpur in Sector-78, Gurgaon-Manesar Urban Complex has been considered by this office. The scheduled of land is 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.

1. To furnish 25% bank guarantee on account of internal development works for the amount calculated as under:-

INTERNAL DEVELOPMENT WORKS:

- | | |
|----------------------------------|-------------------------|
| i) Area under commercial | = 3.24722 acres |
| ii) Interim rate for development | = Rs.50.00 Lac per acre |
| iii) Total cost of development | = Rs.162.361 Lacs |
| iv) 25% bank guarantee required | = Rs.40.59 Lacs |

EXTERNAL DEVELOPMENT WORKS:

- | | |
|----------------------------------|--|
| i) Area under commercial | = 3.24722 acres |
| ii) Interim rate for development | =Rs.332.036 Lac per acre (for 175 FAR) |
| iii) Total cost of development | = Rs.1078.194 lacs |
| iv) 25% bank guarantee required | = Rs. 269.55 lacs |

It is made clear that the bank guarantee of internal development work 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/ building plan.

- 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.
- To deposit the balance licence fee amounting to Rs. 6, 41, 46, 594/- (Rs. Six Crore, Forty One Lacs, Forty Six Thousand, Five Hundred Ninety Four only) through bank draft in favour of Director General, Town and Country Planning, Haryana payable at Chandigarh.

D.G.T.C.P. Hr.

4. To deposit the conversion charges amounting to Rs. 1,65,58,289/- (Rs. One Crore Sixty Five Lac, Fifty Eight Thousand, Two Hundred Eight Nine only) through bank draft in favour of Director General, Town and Country Planning, Haryana payable at Chandigarh.

5. To submit an undertaking that you shall pay the infrastructure development charges- @ Rs.1000/- per sq meters 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.

6. That the portion of sector/master plan road if any which shall form part of the licensed area, will be transferred to the Government free of cost in accordance with the provisions of Sector 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

7. The applicants will transfer the land forming part of service roads 12/24 mtrs. Wide internal road as well as green belt if any free of cost to the Govt.

8. To furnish an undertaking to the effect that it is understood that the development/construction cost of 24 mtrs wide road/major internal road is not included in the EDC rates and that you will pay the proportionate cost for acquisition of land, if any, along with 24 mtrs. Wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning Haryana.

9. The applicant will integrate the services with the HUDA services as and when made available.

10. The applicant will 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.

11. 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.

12. To furnish an undertaking that applicant shall submit NOC as required under notification dated 14.9.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site.

13. To submit an undertaking to the effect that applicant 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.

14. To furnish an undertaking that applicant shall convey "Ultimate Power Load Requirement" of the project to the concerned power utility, with a copy to the Director, within in two month period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.

15. To furnish an undertaking that applicant shall pay labour-cess charges as per policy dated 04.05.2010.

16. That in continuation of the collaboration agreement submitted earlier a fresh agreement may be entered into by M/s Spaze Tower Pvt. Ltd. with individual land owners to the effect that:

- i) The developer company, i.e., M/s Spaze Tower Pvt. Ltd., shall be responsible for compliance of all terms & conditions of licence/provisions of Act of 1975 & Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DGTCP, Haryana whichever is earlier.


D.G.T.C.P. Hr.

- ii) The agreement shall be irrevocable and no modification/ alteration etc. in the terms & conditions of such agreement can be undertaken, except after obtaining prior approval of the DGTCP, Haryana

17 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.

18 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 & full particulars of the scheduled bank wherein you have to deposit thirty per centum of the amount from the buyers for meeting the cost of internal development works in the colony.

19 That you shall submit an affidavit duly attested by competent authority that any application has not been submitted for grant of licence or CLU permission under the provision of HUDRA Act, 1975 and for change of land use permission under Act, No. 41 of 1963 apart from the above application for grant of licence for development of group housing colony.

20 That the colonizer shall intimate the Official E-mail ID to this office for the purpose of correspondence. The information sent to this ID will be treated as official.

21 To furnish a certificate from District Revenue Authority stating that there is no further sale of the land applied for licence till date and applicant companies are owner of the land.

22 That you shall submit an undertaking from the land owner to the effect that the 0.146 acres area falling in Khasra Nos. 6//21/1 min (OK-2M-4S), 7//1/1 min (OK-15M) and 7//1/2 min (OK-6M) total area (1K-3M-4S) shall not be alienated under any circumstances to any other person/agency till the sector/service road adjoining the licence colony get constructed & is functional at site for the provision of proper access/approach to the licence land.

23 The above demand for fee and charges is subject to audit and reconciliation of accounts.

DA/schedule of land

Endst. No. LC-2502/DS(R)-2011/

Dated


(T.C. Gupta, IAS)
Director General,
Town & Country Planning,
Haryana, Chandigarh

A copy is forwarded to the following for information and to ensure the compliance of condition no. 17 of LOI.

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

(P. P. Singh)
District Town Planner (HQ),
For Director General, Town and Country Planning,
Haryana, Chandigarh

To be read with LOI Memo No. 17059 Dated... 18/11/19

1. Detail of land owned by Sh. Ishan Singh S/o Lokender Singh., Village-Naurangpur, District- Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> K-M 0-19	<u>Area Taken</u> K-M-S 0-19-0
Naurangpur	6	11/5	0-19	0-19-0
		12/2	2-2	2-2-0
		11/4	3-9	3-9-0
		21/1	1-12	1-9-5
		1/1	1-4	0-9-0
	6	11/2	0-17	0-17-0
		11/3	0-6	0-6-0
		20	9-0	9-0-0
		21/2	4-6	4-6-0
		1/2	1-5	0-19-0
	8	5/2/2	2-3	2-3-0
Total			25-19-5 or 3.24722 acres	

Director General
Town & Country Planning
Haryana, Chandigarh
Amrinder Kaur