

From
To

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

1. M/s Landscape structures Pvt. Ltd.
2. M/s Ardent Properties Pvt. Ltd.
C/o Unitech House, South City-I,
Gurgaon-122001

Memo No. 5DP-III-08/ 9121
Dated: 28-10-08

Subject:

Grant of licence for setting up of a Group Housing colony on the land measuring 20.063 acres at village Fazilpur Jharsa, Tehsil & District Gurgaon in sector-72, District Gurgaon.

Reference your application dated 24.4.2008 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 group housing colony on the land measuring 20.063 acres has been examined /considered by the department and it is proposed to grant licence to you with a population density norms of 250 persons per acre. 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:-

i)	Total Area under group housing development	
ii)	Interim rate for IDW	= Rs. 25.00 lacs / acre
iii)	Cost of IDW	= Rs. 501.575 lacs
iv)	Construction cost of community buildings	= Rs. 89.40 lacs
v)	Total cost of IDW	= Rs. 590.975 lacs
vi)	25% bank guarantee required	= Rs. 147.744 lacs
EXTERNAL DEVELOPMENT CHARGES (EDC):-		
i)	Area under Group Housing development	= 19.963 acres
ii)	Interim rates for EDC	= Rs. 227.172 lacs/acre
iii)	Cost for EDC for G.H. area	= Rs. 4535.035 lacs
iv)	Area under commercial use:	= 0.10 acres
v)	Interim rate of EDC	= Rs. 227.172 lacs/acre
vi)	Cost of EDC for commercial area	= Rs. 22.7172 lacs
vii)	Total cost of EDC (v + vi)	= Rs. 4557.7522 lacs
viii)	25% bank guarantee required	= Rs. 1139.44 lacs

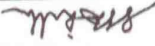
It is made clear that the bank guarantee of internal development works has been worked out on the interim rates and you have to submit the additional bank guarantee if any, required at the time of approval of service plan / estimates according to the approved layout plan. With an increase in the cost 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 have been conveyed by the Haryana Urban Development Authority (HUDA) on tentative basis. You will therefore be liable to deposit the rates of External Development Charges as finally determined by HUDA as per prescribed schedule by the Director, Town & Country Planning, Haryana (DTCPh). An undertaking may be submitted in this regard.

Signature
H.C.P.

4. To execute two agreements i.e. LC-IV and Bilateral agreement on LC-IV A on the non-judicial stamp paper of Rs.3/- Two copies of the 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) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
6. To deposit an amount of Rs. 5,23,665/- (Rs. Five Lacs Twenty Three Thousand Six Hundred and Sixty Five only) through bank draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh on account of deficit licence fee.
7. To deposit an amount of Rs. 1,32,74,783/- (Rs. One Crore Thirty Two Lacs Seventy Four Thousand Seven Hundred and Eighty Three only) through bank draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh on account of conversion charges.
8. To furnish an undertaking that you will deposit the infrastructure development charges @ Rs. 625/- per sq. meters for group Housing area measuring 19.963 acres and @ Rs. 1000/- per sq. meters for the 0.5% commercial component of measuring 0.10 acres, in two installments. The first installment will be payable within sixty days of grant of licence and second installment within six months of grant of licence.
9. To furnish an undertaking that you shall derive permanent access from the already applied land and temporary approach will be taken from 3.35 m wide revenue rasta.
10. 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.
11. To furnish an undertaking that you will maintain Row of Nallah.
12. To furnish an undertaking that you shall have no objection to the regularization of the boundaries of the licensed 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.
13. 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.
14. 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.
15. To submit 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 months period from the date of grant of license to enable provision of site with in licensed land for Transformer/Switching Station/Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
16. An undertaking to the effect that you shall obtain clearance from the competent authority if required under PLPA, 1900 and any other clearance required under any other law.
17. The above demand for fee and charges is subject to audit and reconciliation of accounts.


Director,
Town & Country Planning,
Haryana, Chandigarh