

Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Sector 18, Chandigarh

Phone: 0172-2549349 e-mail:tcphry@gmail.com

website: http://tcpharyana.gov.in

Regd. Post

To

Orris Land and Housing Pvt. Ltd.
Fortune Land and Housing Pvt. Ltd.
Vertex Land and Housing Pvt. Ltd.
Bright Buildtech Pvt. Ltd.
Incense Properties Pvt. Ltd.
Neptune Land and Housing Pvt. Ltd.
Radha Estate Pvt. Ltd.
Oscar Land and Housing Pvt. Ltd.
Crazy Land and Housing Pvt. Ltd.
Elegant Land and Housing Pvt. Ltd.
Salmon Land and Housing Pvt. Ltd.
Acme Buildwell Pvt. Ltd.
Merlin Land and Housing Pvt. Ltd.
Orris Infrastructure Pvt. Ltd.
Sh. Raghbir S/o Sh. Madu
Sh. Jitender, Sh. Yogvinder S/o Sh. Lakhmichand
Sh. Harmender, Sh. Joginder, Sh. Narender S/o Sh. Hukumchand
Sh. Amit S/o Sh. Vijay Gupta,
Smt. Ramrati Wd/o Sh. Puran,
Sh. Gangaram, Sh. Rajbir s/o Sh. Puran,
Sh. Hansraj, Sh. Kailash S/o Sh. Gokal,
Sh. Kure Singh, Sh. Krishan S/o Sh. Jagmal
C/o Orris Infrastructure Pvt. Ltd.
J-10/5, DLF Phase-II, MG Road,
Gurgaon.
Email : mail@orris.in

Memo No. LC-2638-JE (VA)-2013/34780 Dated: 26/3/13

Subject:- Grant of license for setting up of RESIDENTIAL PLOTTED COLONY on the land measuring 101.081 acres falling in the revenue estate of village Hayatpur & Badha, Sector 89 & 90, Gurgaon - Manesar Urban Complex.

Ref. Your application dated 01.03.2011 on the above noted subject.

Your request for grant of license on area measuring 101.406 acres under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976 framed thereunder for the development of a RESIDENTIAL PLOTTED COLONY is examined and it has been proposed to grant license on the land measuring 101.081 acres falling in the revenue estate of village Hayatpur & Badha, Sector 89 & 90, Gurgaon - Manesar Urban Complex. 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 issuance of this notice, failing which the grant of license shall be refused.

To furnish the bank guarantee on account of Internal Development Charges for the amount calculated as under:-

1. **INTERNAL DEVELOPMENT WORKS (IDW)**
 - A) Tentative rates for Commercial component
@ ₹ 50.00 Lac per acre

- ₹ 194 Lacs

J. S. Redhu
J. S. Redhu
CTP (Mr.)

B)	Tentative rates for Plotted Development @ ₹ 20.00 Lac per acre	- ₹ 1944.02 Lacs
C)	Cost of Community Site	- ₹ 302.55 Lacs
D)	Total cost of Internal Development Works	- ₹ 2440.57 Lacs
E)	25% B.G. on account of IDW	- ₹ 610.1425 Lacs
2.	EXTERNAL DEVELOPMENT CHARGES (EDC)	
A)	Charges for Plotted Development (97.201 acres) (@ ₹ 86.03 Lac/acre)	- ₹ 8362.30 Lacs
B)	Charges for Comm. Component (3.88 acres) (@ ₹ 401.764 Lac/acre)	- ₹ 1558.844 Lacs
C)	Total cost of Development	- ₹ 9921.144 Lacs
D)	25% bank guarantee required	- ₹ <u>2480.286 Lacs</u>


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/Estimate 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 are being levied as interim rates and these are likely to be finalized soon. In the event of increase of rates of external development charges, you will have to pay the rates of external development charges as finally determined and as and when demanded by the DGTCP, Haryana and furnish additional bank guarantee, if required as per finalized schedule and submit an undertaking in this regard.

1. To execute two agreements i.e. LC-IV-B and Bilateral Agreement on Non-Judicial Stamp Paper of ₹3/-. Two copies of specimen of the said agreement are enclosed herewith for necessary action.
2. To deposit an amount of ₹ 8,52,35,316/- on account of conversion charges and ₹ 11,62,33,540/- on account of balance license fee through bank draft in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh.
3. To furnish an undertaking that you will deposit an amount of ₹ 22,41,65,354/- on account of Infrastructure Development Charges @ ₹ 500/- per sq m for plotted area and ₹ 1000/- per sq m (FAR 175) for commercial area in two equal installments after grant of license. First installment shall be payable within 60 days and second installment within six months from the date of grant of license, failing which 18% interest PA will be charged.
4. To submit an undertaking that you will construct 24/30 m wide internal circulation road falling through your site side at your own costs and the entire road shall be transferred free of cost to the Government.
5. To furnish an undertaking that portion of sector road, service road and internal circulation plans road which shall form part of the license 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.

6. To submit an undertaking that you will integrate the services with the HUDA services as and when available.
7. To submit an undertaking that you will 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 in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon the colonizer.
8. To submit a certificate from the District Revenue Authority stating that there is no further sale of the land applied for license till date and applicant companies are owner of the land.
9. That you shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
10. To submit an undertaking to the effect that you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from external infrastructure to be laid by HUDA.
11. 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 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.
12. To submit an undertaking that you shall provide the rain water harvesting system as per central ground water Authority Norms/Haryana Govt. notification as applicable.
13. That you shall abide by the policy dated 03.02.2010 & 14.06.2012 related to an allotment of EWS plots/flats.
14. To furnish an undertaking that the development/construction cost of 24/30 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land if any, along with the construction cost of 24/30 m wide road/major internal road as and when finalized and demanded by the Director General Town & Country Planning, Haryana.
15. To submit an undertaking that you shall provide the Solar water heating system as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
16. That you will intimate your official "email ID" to the department and correspondence done by department on this ID shall be treated as official intimation & legally valid.
17. To submit an affidavit duly attested by 1st Class Magistrate, 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 License/change of land use under the provision of the Punjab Schedule Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963.
18. To submit an undertaking that you shall complete the demarcation at site as per Layout Plan and submit the same in the office of District Town Planner, Gurgaon within 2 months from issuance of the license.

19. 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 percentum of the amount released from the flat holders for meeting the cost of internal development works in the colony.
20. To submit an affidavit duly attested by 1st Class Magistrate, from the individual land owners that this land has not been sold to any person after entering into collaboration agreement with the colonizer to whom LOI is being issued and also that presently there is no collaboration agreement enforced with any other person for the same land.
21. To submit an undertaking that you shall deposit the labour cess as applicable as per rules before approval of building plans.
22. That in continuation of the collaboration agreement submitted earlier a fresh agreement may be entered into by Orris Infrastructure Pvt. Ltd. with land owning individuals/agencies to the effect that:
- (i) The developer company, i.e., Orris Infrastructure Pvt. Ltd. shall be responsible for compliance of all terms & conditions of license/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.
 - (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.
23. To submit an undertaking that at the time of booking of the plots / flats / commercial space in the licensed colony, if the specified rates of Plots/Flats/commercial space do not include IDC/EDC and are to be charged separately as per rates fixed by the Government from the plots / flats / commercial space owners, you shall also provide details of calculations per sq. mtrs. /per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
24. The in principle approval of the government for revision in the rates of license fees stand received. The difference in license fees as per new rate is ₹ 4,47,12,460/-. You are accordingly required to either deposit the said amount or submit an undertaking to the effect that the difference in license fees as per revised rates shall be deposited as and when demanded by the Director.
25. To submit an undertaking that you shall not give any marketing and selling rights to any other company other than the collaborator company.
26. That you shall constructed 24 mtrs. wide internal circulation road connecting to two pocket applied for setting up a plotted colony and submit a confirmation report through DTP, Gurgaon at the time of compliance of LOI.
27. The fee and charges being conveyed are subject to audit and reconciliation of accounts.


(J.S.Redhu)
Chief Town Planner (Hr)
For Director General, Town & Country Planning
Haryana Chandigarh

Endst. LC-2638-JE (VA)-2013/

Dated:

A copy is forwarded to the following alongwith copy of land schedule, with direction to verify demarcation at the site as per office memo no. Misc.-2072/JD (BS)/2010/11451-83 dated 14.09.2010.

1. Senior Town Planner, Gurgaon.
2. 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. 34780 Dated. 26/3/13

1. Detail of land owners by Orris Land & Housing Pvt. Ltd. Village Hayatpur, Distt. Gurgaon.

Village	Rect No.	Killa No.	Total Area K-M
Hayatpur	8	21/2	4-0
	29	9/1	5-3
		10/1	5-7
	30	15/2	6-16
	56	18/2	2-11
		19	3-8
	59	20/1	6-12
		Total	33-17

2. Detail of land owners by Fortune Land & Housing Pvt. Ltd.

Hayatpur	29	9/2	2-13
		10/2	2-13
		11	8-0
		12/1	2-13
		12/2	5-7
	30	18/1	1-11
		18/2	6-9
	31	16/2	6-16
		25/1/1	1-6
		Total	37-8

3. Detail of land owners by Vertex Land & Housing Pvt. Ltd.

Hayatpur	29	25/1/1	2-2
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4. Detail of land owners by Bright Buildtech Pvt. Ltd.

Hayatpur	15	1/1	6-13
		2/2	1-7
	16	11	8-0
		Total	16-0

5. Detail of land owners by Incense Properties Pvt. Ltd.

Hayatpur	15	16/2	2-0
		17/2	1-10
	30	25/2	2-15
	56	5/1	4-16
		Total	11-1

6. Detail of land owners by Neptune Land & Housing Pvt. Ltd.

Hayatpur	9	16/2	0-12
	55	4/1/2/1/2	0-12
		Total	1-4

7. Detail of land owners by Radha Estate Pvt. Ltd.

Hayatpur	9	25/2	4-0
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8. Detail of land owners by Oscar Land & Housing Pvt. Ltd.

Hayatpur	15	3/2	2-0
		4	8-0
		5	8-0
	16	18	8-0
		23/1	4-11
		24/1	4-11
		Total	35-2

Chief Town Planner
Town & Country Planning Deptt.
Haryana, Chandigarh

9. Detail of land owners by Crazy Land & Housing Pvt. Ltd.

Village	Rect No.	Killa No.	Total Area K-M
Hayatpur	15	25/2	7-0
	16	21/1	4-0
	30	1/2	4-0
	Total		15-0

10. Detail of land owners by Crazy Land & Housing Pvt. Ltd. 900/1021 share, Neptune Land & Housing Pvt. Ltd. 121/1021 share.

Hayatpur	29	1	7-11
		2/1	4-3
		19	8-0
		20	8-0
		22	7-7
		Total	35-1

11. Detail of land owners by Elegant Land & Housing Pvt. Ltd. 102/182 share, Incense Properties Pvt. Ltd. 80/182 shares

Hayatpur	29	23	7-7
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12. Detail of land owners by Elegant Land & Housing Pvt. Ltd. 29/115 share, Salmon Land & Housing Pvt. Ltd. 86/115 share.

Hayatpur	16	20/3	1-15
		21/2	4-0
		Total	5-15

13. Detail of land owners by Elegant Land & Housing Pvt. Ltd. 160/298 share, Bright Buildtech Pvt. Ltd. 138/298 share.

Hayatpur	16	22	8-0
		23/2	3-9
		24/2	3-9
		Total	14-18

14. Detail of land owners by Elegant Land & Housing Pvt. Ltd. 1/5 share, Radha Estate Pvt. Ltd. 4/5 share.

Hayatpur	30 56	23/1	5-3
		3/1	5-3
		8	7-13
		13	7-7
		26	0-7
		Total	25-13

15. Detail of land owners by Elegant Land & Housing Pvt. Ltd. 1/2 share, Oscar Land & Housing Pvt. Ltd. 1/2 share.

Hayatpur	15	6/1	3-4
		6/2	4-16
		15	8-0
		Total	16-0

16. Detail of land owners by Acme Buildwell Pvt. Ltd. 233/574, Neptune Land & Housing Pvt. Ltd. 341/574 share.

Hayatpur	29	24	7-7
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17. Detail of land owners by Vertex Land & Housing Pvt. Ltd. 1/2 share, Salmon Land & Housing Pvt. Ltd. 1/2

Hayatpur	31	24/2	7-12	Area Taken 6-17
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[Signature]
Chief Town Planner
Town & Country Planning Deptt.
Haryana, Chandigarh
[Signature]

18. Detail of land owners by Vertex Land & Housing Pvt. Ltd. 160/240 share, Merlin Land & Housing Pvt. Ltd. 80/240 share

Village	Rect No.	Killa No.	Total Area K-M
Hayatpur	29	21	7-7
	30	25/1	4-13
		Total	12-0

19. Detail of land owners by Acme Buildwell Pvt. Ltd. 340/1906 share, Fortune Land & Housing Pvt. Ltd. 773/1906 share, Crazy Land & Housing Pvt. Ltd. 793/1906 share

Hayatpur	15	7	8-0
		8/2	7-17
		9	8-0
		12	8-0
		13/2	0-4
		14	8-0
		19/2	7-12
		Total	47-13

20. Detail of land owners by Elegant Land & Housing Pvt. Ltd. 193/646 share, Orris Land & Housing Pvt. Ltd. 29/323 share, Crazy Land & Housing Pvt. Ltd. 395/646 share

Hayatpur	15	16/1	6-0
		17/1	3-18
		17/3	2-12
		18/1	1-0
		20/1	2-13
	16		
		Total	16-3

21. Detail of land owners by Elegant Land & Housing Pvt. Ltd. 160/538 share, Fortune Land & Housing Pvt. Ltd. 126/538 share, Oscar Land & Housing Pvt. Ltd. 252/538 share

Hayatpur	8	23	8-0
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22. Detail of land owners by Orris Infrastructure Pvt. Ltd. 89/533 share, Fortune Land & Housing Pvt. Ltd. 355/533 share, Vertex Land & Housing Pvt. Ltd. 89/533 share

Hayatpur	30	2/2	5-2
		9	8-0
		10/1	1-11
		11/2	4-0
		12	8-0
		Total	26-13

23. Detail of land owners by Acme Buildwell Pvt. Ltd. 295/2686 share, Orris Land & Housing Pvt. Ltd. 405/2686 share, Incense Properties Pvt. Ltd. 41/2686 share, Oscar Land & Housing Pvt. Ltd. 317/2686 share, Fortune Land & Housing Pvt. Ltd. 160/2686 share, Elegant Land & Housing Pvt. Ltd. 202/2686 share, Merlin Land & Housing Pvt. Ltd. 303/2686 share, Crazy Land & Housing Pvt. Ltd. 565/2686 share, Neptune Land & Housing Pvt. Ltd. 76/2686 share, Orris Infrastructure Pvt. Ltd. 322/2686 share.

Hayatpur	30	21	8-0
		22	8-0
		25/2	3-16
		5	8-0
		1	8-0
		2	8-0
		9	8-0
		10/1	4-13
		10/2	3-7
		12	7-7
		Total	67-3

Chief Town Planner
Town & Country Planning Deptt.
Haryana, Chandigarh

32. Detail of land owners by Radha Estate Pvt. Ltd. Village Badha, Distt. Gurgaon.

Village	Rect No.	Killa No.	Total Area K-M	Area Taken K-M
Badha	3	21/1/1	2-18	2-18
		22/2	7-15	7-15
	4	25	8-0	3-18
		6/1/2	0-3	0-3
	7	15/2	6-19	6-19
		4	6-16	1-15
		5	7-7	0-8
		10/2/2	2-12	2-12
		11/1	4-18	4-18
			Total	31-6

33. Detail of land owners by Crazy Land & Housing Pvt. Ltd.

Badha	6	16		8-0
		17		8-0
		24/2		5-12
		25		8-0
	7	20		8-0
		21		8-0
		22/2		4-0
	18	1/1		1-1
		2		7-7
			Total	58-0

34. Detail of land owners by Oscar Land & Housing Pvt. Ltd.

Village	Rect No.	Killa No.	Total Area K-M	Area Taken K-M
Badha	7	9/1	1-0	0-6
		9/2	7-0	6-9
		10/1	4-18	0-17
			Total	7-12

35. Detail of land owners by Vertex Land & Housing Pvt. Ltd.

Village	Rect No.	Killa No.	Total Area K-M	Area Taken K-M
Badha	7	3/2/1	0-15	0-8
		3/2	2-5	0-5
		7/2	6-5	6-5
		8/1	3-4	3-4
	19	15/1/1/2/1	3-2	3-2
		16/1/1	1-7	1-7
		16/1/3	1-12	1-12
			Total	16-3

36. Detail of land owners by Elegant Land & Housing Pvt. Ltd.

Badha	19	5/2		6-8
		6/1		3-2
		6/2		4-18
			Total	14-8

37. Detail of land owners by Fortune Land & Housing Pvt. Ltd.

Badha	7	11/2		3-2
		12/1/2		2-11
		12/2/2		3-9
		19		8-0
	19	22/1		4-0
		15/1/1/1		3-14
		Total		24-16

R. S. 17
Chief Town Planner
Town & Country Planning Deptt.
Haryana, Chandigarh
Ch. S. V. top

38. Detail of land owners by Orris Infrastructure Pvt. Ltd.

Village	Rect No.	Killa No.	Total Area K-M
Badha	3	18/4	0-9
	8	3/1/6	0-17
	18	1/3/2	1-16
		Total	3-2

39. Detail of land owners by Orris Infrastructure Pvt. Ltd. 295/601 share, Vertex Land & Housing Pvt. Ltd. 306/601 share.

Badha	7	8/2	4-4
		18/1/1	2-1
		Total	6-5

40. Detail of land owners by Acme Buildwell Pvt. Ltd. 51/92 share, Neptune Land & Housing Pvt. Ltd. 41/92 share

Badha	18	1/3/1	4-12
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41. Detail of land owners by Vertex Land & Housing Pvt. Ltd. 206/876 share, Fortune Land & Housing Pvt. Ltd. 350/876 share, Neptune Land & Housing Pvt. Ltd. 14/876 share, Orris Infrastructure Pvt. Ltd. 306/876 share.

Badha	3	14/1	4-7
		13	9-11
		23	8-0
		Total	21-18

42. Detail of land owners by Vertex Land & Housing Pvt. Ltd. 44/192 share, Fortune Land & Housing Pvt. Ltd. 72/192 share, Neptune Land & Housing Pvt. Ltd. 2/192 share, Orris Infrastructure Pvt. Ltd. 73/192 share, Salmon Land & Housing Pvt. Ltd. 1/192 share

Badha	3	18/1	4-16
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43. Detail of land owners by Vertex Land & Housing Pvt. Ltd. 101/392 share, Fortune Land & Housing Pvt. Ltd. 260/392 share, Neptune Land & Housing Pvt. Ltd. 8/392 share, Orris Infrastructure Pvt. Ltd. 21/392 share, Salman Land & Housing Pvt. Ltd. 2/392 share.

Badha	8	2/1/2/2	3-19
		2/2/2	3-8
		3/1/2	2-9
		Total	9-16
			K - M
		G. Total	808-13
			or 101.081 acres

P. Singh
Chief Town Planner
Town & Country Planning Deptt.
Haryana, Chandigarh
G. Singh

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

Web site tcpharyana.gov.in - e-mail: tcpharyana5@gmail.com

Regd.

(LC-III, See Rule 10)

To

ORA Land and Housing Pvt. Ltd., Vertex Land and Housing Pvt. Ltd.,
Orris Infrastructure Pvt. Ltd., Fortune land and Holding Pvt. Ltd.,
Elegant Land and Housing Pvt. Ltd., Incense Properties Pvt. Ltd.,
Oscar Land and Housing Pvt. Ltd., Neptune Land Housing Pvt. Ltd.,
Doyen Town Planners Pvt. Ltd., Bijender Singh S/o Praladh
Amit Gupta S/o Vijay Gupta, Jitender -Yadyander S/o Sh. Lakhmi Chand
✓ Harminder, Joginder, Narender S/o Sh. Hukum Chand
in collaboration with Orris Infrastructure Pvt. Ltd.,
J-10/5 DLF Phase -2,
MG Road, Gurugram -122001

Memo No. LC-2638-F-(AK)/2019/ 17215 Dated: 18-07-2019

Subject: Letter of Intent for Grant of license for setting up of a Residential Plotted Colony on the additional land measuring 13.425 acres revenue estate of village Hayatpur, Sector 89, Distt. Gurugram- Orris Infrastructure Pvt. Ltd. in collaboration with their associate companies & others.

Please refer to your application dated 26.03.2019 on the above cited subject.

2. Your request for the grant of license under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976 framed thereunder for the development of Residential Plotted Colony on the additional land area measuring 14.49375 acres (As per land schedule of land enclosed as Annexure- 1) in the revenue estate of village Hayatpur, Sector 89, District Gurugram Manesar Urban Complex in contiguous to already license granted land under license no 59 of 2013 dated 16.07.2013 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 letter, failing which request for grant of license shall be refused.

3. To furnish bank guarantees on account of Internal Development Works for the amount calculated as under:-

INTERNAL DEVELOPMENT WORKS (IDW)

Plotted Area (13.425 acres)
Plotted component 13.425 acres @ Rs 20.00 Lac per acre 13.425 X 20 Lac = Rs. 2,68,50,000 /-
Total cost of Internal Development Works = Rs. 268.50 Lacs
25% B.G. on account of IDW = Rs. 67.125 Lacs
(Valid for five years)

EXTERNAL DEVELOPMENT WORKS:-

Area under Plotted component = 13.425 acre
Interim rate of EDC = Rs.104.0963 Lacs
EDC Amount for plotted component = Rs.13,97,49,282/-
Total cost of development = Rs.13,97,49,282/-
25% bank guarantee required = Rs.3,49,37,321/
(Valid for five years)

DTCP, HR.

4. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of Rs. 10/- . Two copies of specimen of the said agreements are enclosed herewith for necessary action.
5. That you shall deposit an amount of Rs. 1,20,74,200/- on account of Balance License fees and an amount of Rs. 85,84,294/- on account of conversion charges deposited online at website i.e. www.tcpharyana.gov.in.
6. To submit an undertaking on non-judicial stamp paper of Rs. 10/- to the effect that:-
 - i. That You will pay the Infrastructure Development Charges amounting to 2,73,65,488/- @ Rs. 500/- per Sq. Mtr. For Plotted component in two equal instalments. First Instalment will be due within 60 days of grant of license and second Instalment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
 - ii. That the area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
 - iii. That You shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - iv. That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - v. That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana.
 - vi. That you shall construct the community sites at your own cost, or get constructed by any other institution or individual at its costs, the community buildings on the lands set apart for this purpose as per provision of section 3(3)(a)(iv) of Act, 1975.
 - vii. That you shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
 - viii. 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.
 - ix. That you have understood that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.

DTCP HR.

- x. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- xi. That you shall seek approval from the Competent Authority under the Punjab Land Preservation Act, 1900 or any other clearance required under any other law.
- xii. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Shahari Vikas Pradhikaran.
- xiii. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiv. That you shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- xv. That you shall use only LED fitting for internal lighting as well as campus lighting.
- xvi. 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 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.
- xvii. That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percent of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- xviii. That you shall permit the Director or any other office authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.
- xix. That you shall pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- xx. That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- xxi. That you shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/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. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
- xxii. That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.

DTCP, HR.

- xxiii. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.
 - xxiv. That you shall remove the two no's of structures existing at site in pocket A & F before grant of license.
 - xxv. That you shall not construct any structure under the two no's of HT Line ie. 220 KV & 66 KV passes through the site.
 - xxvi. That you shall not give any marketing and selling rights to any other company other than the collaborator company.
 - xxvii. That you shall complete the demarcation at site within two months from the date of license and will submit the demarcation plan in the office of District Town Planner, Gurugram under the intimation to this office.
 - xxviii. That no further sale of the licence applied land has taken place after submitting application for grant of licence.
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- 7. To submit a certificate from the Deputy Commissioner, Gurugram/ District Revenue Authority stating that there is no further sale of the land applied for license till date and applicant companies are the owner of the land.
 - 8. To submit an affidavit duly attested by 1st Class Magistrate, 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 Schedule Roads and Controlled Areas restrictions of Unregulated Development Act, 1963 or have not applied for license / permission under any other law for the time being in force.
 - 9. To submit an undertaking from the land owning companies / land owners that this land has not been sold to any person after entering into collaboration agreement with the colonizer to whom LOI is being issued and also that presently there is no collaboration agreement enforced with any other person for the same land.
 - 10. You shall submit revised layout plan for an area measuring 114.506 acres within 7 days and give public notice in three leading news papers of English and Hindi (2+1) published in district, with in period of 15 days from the issuance of this approval, one of which should be local news paper, stating that the company has not created any third party rights on the applied land measuring 13.425 acres and the applicant company intends to revise the approved layout plan if general public/allottee of the licensed area measuring 101.081 acres (if any has any objection to the above stated revision, the same may be submitted in the office of District Town Planner, Gurugram within period of 15 days from the date of issue of public notice. Simultaneously, You shall also inform about the proposed revision in the originally approved layout plan of the complete colony. A copy of the earlier approved layout plan and proposed layout plan due to carving out of colony be made available on the website of the company, at the office of developer/colonizer as well as in the office of District Town

Planner, Gurugram. You shall submit the report clearly indicating the objection, if any, received by you from allottee and action taken thereof alongwith an undertaking to the effect that the rights of the existing allottee (if any) have not been infringed in the office of District Town Planner, Gurugram after expiry of 15 days time of public notice.

11. To submit the certificate from the Deputy Commissioner, Gurugram/ District revenue Authority stating that there is no further sale of the land applied for grant of license till date and applicant company is the owner of the land.
12. That you shall submit the NOC from Divisional Forest Officer, Gurugram regarding applicability of any forest law/notifications.
13. To submit an indemnity bond indemnifying DTCP from any loss, if occurs due to submission of undertaking submitted in respect of non-creation of third party rights on the applied land.
14. To intimate your official Email ID and the correspondence made to this email ID by the Department shall be treated legal.
15. That you shall clear the outstanding dues pending against license no. 59 of 2013.

DA/schedule of land.

(K. Makrand Pandurang, IAS)
Director, Town & Country Planning
Haryana, Chandigarh

Endst. No LC-2638-F-Asstt(AK)-2019/

Dated:

- A copy is forwarded to the followings for information and necessary action:-
1. Chief Administrator, HSVP, Sector-6, Panchkula.
 2. Additional Director, Urban Estates, Sector-6, Panchkula.
 3. Senior Town Planner, Gurugram.
 4. District Town Planner, Gurugram with the direction to verify demarcation at site.
 5. CAO, Directorate
 6. Nodal Officer (Website) O/o DTCP, Hr.

(Rajesh Kaushik)
District Town Planner (HQ)
For Director Town & Country Planning
Haryana, Chandigarh

To be read with LOI...¹⁷²¹⁵dated...¹⁸⁻⁰⁷...of 2019

1. Detail of land owned by Ora Land & Housing Pvt.Ltd. Distt. Gurugram

Village	Rect No	killa No	Area (K-M)
Hayatpur	8	22	8-0
	15	1/2	1-7
		2/1	6-13
		3/1	6-0
	30	23/2	2-17
		24	8-0
	56	3/2	2-17
		4	8-0
		7/1	3-18
		Total	47-12

2. Detail of land owned by Vertax Land & Housing Pvt.Ltd.

Village	Rect No	killa No	Area (K-M)
Hayatpur	15	18/3	4-16
	31	25/1/2	2-18
		Total	7-14

3. Detail of land owned by Orris Infrastructure Pvt.Ltd.

Village	Rect No	killa No	Area (K-M)
Hayatpur	59	1/2/2	4-4
		2	8-0
		3/1	5-3
		Total	17-7

4. Detail of land owned by Fortune Land and Housing Pvt.Ltd.125/216 share,

Orris Infrastructure Pvt.Ltd.71/216 share and Amit Gupta S/o Vijay Gupta

5/54 share

Village	Rect No	killa No	Area (K-M)
Hayatpur	30	19/1	5-12
		20/2	4-0
	31	16/1	1-4
		Total	10-16

D.T.C.P (HR)

5. Detail of land owned by Elegant Land & Housing Pvt.Ltd 51/91 Incense Properties pvt.Ltd 40/91 share

Village	Rect No	killa No	Area (K-M)
Hayatpur	59	3/2	1-15

6. Detail of land owned by Orris Land & Housing Pvt.Ltd 16/37 share, Oscar Land & Housing Pvt.Ltd 16/37 share, Neptune Land and Housing pvt.Ltd. 29/222 share, Vertax land & Housing Pvt.Ltd 1/222 share

Village	Rect No	killa No	Area (K-M)
Hayatpur	59	22/1	3-14

7. Detail of land owned by Ora land & Housing Pvt.Ltd 9/29 share, Bijender Singh S/o Praladh Singh 20/29 share

Village	Rect No	killa No	Area (K-M)
Hayatpur	59	23	7-12
		24/2	2-18
		Total	10-10

8. Detail of land owned by Doyen Town planner pvt. Ltd. 1/4 share, Ora Land & Housing Pvt.Ltd. 7/11 share, Bijender Singh S/o Praladh Singh 20/29

Village	Rect No	killa No	Area (K-M)
Hayatpur	58	4/1	4-0

9. Detail of land owned by Jitender- Yadvinder Ss/o Lakhmichand ½ share Harminder-joginder-Narender Ss/o Hukam Chand ½ share

Village	Rect No	killa No	Area (K-M)
	58	2/1	4-0

Grand Total 107K-8M
Or 13.425 Acres


Director,
Town & Country Planning
Haryana