

From

The Director  
Town & Country Planning,  
Haryana, Chandigarh

To

M/s Robbin Software Pvt. Ltd.  
Sh. Sanjay Passi s/o Sh B L Passi,  
C/o M/s Emmar MGF Land Ltd.  
ECE House, 28,KG Marg,  
New Delhi- 110001.

Memo. No. 5DP-III-2009/LC-1031/ 8392  
Dated 13-8-09

Subject:- Grant of License to develop a Group Housing colony on the land measuring 24.477 acres falling in residential sector-77 in the revenue estates of village Shikohapur Tehsil and Distt. Gurgaon.

Reference your application dated 24.7.2006 on the above noted subject.

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 there under for the development of a Group Housing colony on the land measuring 24.477 acres falling in residential sector-77 in the revenue estates of village Shikohapur Tehsil and Distt. Gurgaon, has been examined / considered by the department and it is proposed to grant licence 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 licence shall be refused.

To furnish the 25% bank guarantee on account of Internal Development charges / External development charges for the amount calculated as under:-

**(3) INTERNAL DEVELOPMENT WORKS:**


i)	Total Area	= 24.477 acres
ii)	Interim rate for development	=Rs.25.00 lacs per acre
iii)	Total cost of development	=Rs.611.925 lacs
iv)	Cost of community bldgs.	=Rs.67.05 lacs
iv)	Total cost	=Rs 678.975 lacs
v)	25% bank guarantee required	=Rs.169.744 lacs

**(4) EXTERNAL DEVELOPMENT Charges**


i)	Area under Group Housing development.	= 24.477 acres
ii)	Interim rate of EDC	= Rs.249.89 lacs per acre
iii)	Cost of EDC	= Rs.6116.5575 lacs
iv)	25% bank guarantee	=Rs.1529.1394 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 Gurgaon 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, and Haryana (DTCP). An undertaking may be submitted in this regard

  
D.T.C.P. H.

5. To execute two agreements i.e. LC-IV-A and Bilateral Agreement on Non-judicial stamp paper of Rs.3/-. Two copies of specimen of the said agreements are enclosed herewith for necessary action.
6. To deposit an amount of Rs 28,52,382/- (Rupees Twenty Eight lacs, Fifty two thousand, Three Hundred Eighty Two Only ) on account of deficit licence fee through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
7. To deposit an amount of Rs 2,18,14,409/- (Rupees Two crores Fifty Two lacs, Fourteen thousand, Four Hundred Nine Only ) on account of conversion charges through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
8. To furnish an undertaking that you will deposit the infrastructure development charges @ Rs 625/- per sq mts. for Group Housing area and @ Rs 1000/- per sq mts. for commercial area in two equal installments after grant of licence. First installment shall be payable within 60 days and second installment within six months from the date of grant of licence, failings which 18% PA interest will be charged.
9. To furnish an undertaking that the portion of sector road, service road and internal circulation plan road which shall form part of the licence 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..
10. To submit a certificate from the 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.
11. To submit an undertaking that you will construct 12/24 mtrs wide internal circulation road falling through your site side at your own cost and the entire road shall be transferred free of cost to the Government.
12. To submit an undertaking that you will have no objection to the regularization of the boundaries of the licenced land and will transfer the land on equal give and take basis with HUDA land and the 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.
13. That you shall submit NOC from the Ministry of Environment & Forest, Govt of India with respect to their notification dated 14.9.2006 before executing development works.
14. 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.
15. 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.
16. 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 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.
17. The fee and charges being conveyed are subject to audit and reconciliation of accounts.

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

## Directorate of Town & Country Planning, Haryana

Ayोजना Bhawan, Sector 18, Chandigarh

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

http://tcpharyana.gov.in

### LC-III (See Rule 10)

To

1. Sh. Sanjay Passi S/o Sh. B.L. Passi
2. Robin Software Pvt. Ltd.
3. Neemrana Developers Pvt. Ltd.  
C/o Emaar MGF Land Ltd.  
ECE House, 1<sup>st</sup> Floor, 28 KG Marg,  
New Delhi-01.

Memo. No. LC-1031(II)-JE(B)-2012/

10572

Dated:

18/6/12

Subject:

**Letter of intent - Grant of license on additional land for development of Group Housing Colony over an area measuring 4.86975 acres contiguous to earlier licensed area measuring 24.477 acres falling in the revenue estate of village Shikohpur, Sector 77, Gurgaon - Manesar Urban Complex.**

Kindly refer your application on above cited subject.

2. Your request for grant of additional license under section 3 of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed thereunder for the development of a group housing colony on the additional land measuring 4.86975 acres falling in the revenue estate of village Shikohpur, Sector 77, Gurgaon - Manesar Urban Complex, which is contiguous to license No. 56 of 2009, 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) | Total Area under group housing colony       | 4.86975 acres     |
| 2) | Interim rate for Internal Development Works | ₹ 50 Lac per acre |
| 3) | Total Cost of Development                   | ₹ 243.49 Lac      |
| 4) | Cost of construction of community buildings | ₹ 67.05 Lac       |
| 5) | Total Cost                                  | Rs. 310.54 lac    |
| 6) | 25% BG required                             | Rs. 77.635 lac    |

Director General  
Town & Country Planning  
Haryana, Chandigarh

#### EXTERNAL DEVELOPMENT WORKS:

- |    |                                       |                             |
|----|---------------------------------------|-----------------------------|
| 1) | Total Area under group housing colony | 4.86975 acres               |
| 2) | Area under group housing component    | 4.84545 acres               |
| 3) | Interim rate for EDC                  | ₹ 234.63 Lac per gross acre |
| 4) | Total Cost of Development             | ₹ 1136.89 Lac               |
| 5) | Area under commercial component       | 0.0243 acres                |



6)	Interim rate of EDC	₹ 313.063 Lac per acre
7)	Cost of Development	₹ 7.607 Lac
8)	Grand Total	₹ 1144.50 Lac
9)	25% bank guarantee required	₹ 286.124 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.

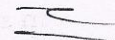
4. To execute two agreements i.e. LC-IV and Bilateral Agreement on Non-Judicial Stamp Paper of ₹ 10/-. Copies of the specimen of said agreements are enclosed herewith for necessary action.
5. To deposit an amount of ₹ 71,116/- (Rupees Seventy One Thousand One Hundred & Sixteen Only) on account of balance scrutiny/license fee be sent through Bank Draft in favour of the Director General, Town & Country Planning, Haryana payable at Chandigarh.
6. To deposit an amount of ₹ 32,22,218/- (Rupees Thirty Two Lac Twenty Two Thousand Two Hundred & Eighteen Only) on account of conversion charges be sent through Bank Draft in favour of the Director General, Town & Country Planning, Haryana payable at Chandigarh.
7. 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.
8. To furnish an undertaking that you shall deposit the Infrastructural Development Charges @ ₹ 625/- per sqm for group housing component and @ ₹ 1000/- per sqm for commercial component 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, Town & Country Planning, Haryana payable at Chandigarh. In failure of which, an interest @ 18% per annum for delay period shall be paid.
9. 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.
10. That you shall submit the zoning plan/layout plan of the colony as per approved circulation plan of the sector.
11. 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.
12. To submit an undertaking that you shall take permanent access from proposed service road along the development plan road.
13. That you shall integrate the services with HUDA services as and when made available.



14. 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.
15. To furnish an undertaking to the following effect:
  - a) That we understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and
  - b) That we 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.
16. 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.
17. That you will 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.
18. 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.
19. 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 HUDA.
20. That you shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
21. The rain water harvesting system shall be providing as per central ground water Authority Norms/Haryana Govt. notification as applicable.
22. 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.
23. The colonizer/owner shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.
24. 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 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.
25. 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 plot/flat holders for meeting the cost of internal development works in the colony.
26. 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.



27. That you shall specify the detail of calculations per sqm/per sq ft, which is being demanded from the flat owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
28. That you will intimate your official Email ID and the correspondence to this ID by the Deptt. will be treated legal.
29. The above demanded fee and charges are subject to audit and reconciliation of accounts.


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

Endst. No. LC-1031(II)-JE(B)-2012/

Dated:

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

1. Senior Town Planner, Gurgaon
2. District Town Planner, Gurgaon.

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



To be read with LOI Memo No. 10572 dated 18/6/12

1 Sanjay Passi s/o Sh. B.L. Passi

Village	Khasra No.	Total Area	Area taken
		B--B--B	B--B--B
Shikohpur	914/1	0-10-12	0-10-12
	915	0-14--0	0-14--0
	916/1	0-15--0	0-15--0
	916/2	2--0--0	2--0--0
	767/1	0--9--9	0--9--9
		Total=	4--9--1

2 Robin Software Pvt. Ltd.

Village	Khasra No.	Total Area	Area taken
		B--B--B	B--B--B
Shikohpur	920/2	3--2--0	0-19--8
	766/2	0-13--8	0-13--8
		Total=	1-12-16

3 Neemrana Developers Pvt. Ltd.

Village	Khasra No.	Total Area	Area taken
		B--B--B	B--B--B
Shikohpur	763	1-14--0	1-14--0
		Total=	1-14--0

Grand Total= 7-15-17 or 4.86975 acres

Director General  
Town & Country Planning  
Haryana, Chandigarh

Amarjit K