

From

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

To

M/s Ramprastha Estate Pvt. Ltd. & Others  
C-10, C-Block Market, Vasant Vihar  
New Delhi.

Memo No. LC-2098-5DP-V- /2010/ 2578

Dated:- 2-3-10

Subject: Grant of licence to develop a Residential Plotted Colony on the land measuring 128.594 acres falling in the Revenue Estate of Village Wazirpur & Mewka in Sector-92,93 & 95, Gurgaon Manesar Urban Complex.

Reference your application dated 04.02.2010 on the subject noted above.


2. 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 Plotted Colony on the land measuring 128.594 acres falling in the Revenue Estate of Village Wazirpur & Mewka in Sector-92, 93 & 95, Gurgaon Manesar Urban Complex 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 refuse.
3. 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)	Area of Plotted Colony	=126.594 acres
ii)	Interim rate for Development	=Rs.10.00 lacs per acre
iii)	Total cost of Development Plan	=Rs. 1265.94 lacs
iv)	Commercial Component	=2.00 acres
v)	Interim rate for Development	=Rs.25.00 lacs per acre
vi)	Total cost of Development	=Rs. 50.00 lacs
vii)	Cost of Community Facility	=Rs. 302.55 lacs
viii)	Total cost of Development	=Rs. 1618.49 lacs
ix)	25% Bank Guarantee required	=Rs.404.63 lacs

**EXTERNAL DEVELOPMENT WORKS:**

i)	Total Area Plotted Colony	=126.594 acres
ii)	Interim rate for EDC	=Rs.68.728 lacs per acre
iii)	Total cost of Development	=Rs. 8700.55 lacs
iv)	Commercial Component	=2.00 acres
v)	Interim rate for EDC	=Rs. 274.879 lacs per acre
vi)	Total Cost	=Rs 549.758 lacs
vii)	Grand Total	=Rs.9250.308 lacs
viii)	25% Bank Guarantee required	=Rs. 2312.577 lacs.

  
**DTCP (HR)**  
**CHD.**

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 an additional bank guarantee within 30 days on demand.

The rates of external development charges for the Gurgaon Manesar Urban Complex 2021 are being determined and are likely to be finalized soon. There is likelihood of substantial enhancement in these rates. You will therefore 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.

4. 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.
5. To furnish an undertaking that the portion of road, green belt and service road which will form part of the licenced area, shall 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 deposit an amount of Rs. 9,11,45,936/- (Rs. Nine Crore Eleven Lacs Forty Five Thousand Nine Hundred & Thirty Six only) on account of conversion charges and Rs. 3,96,83,011/- (Rs. Three Crore Ninety Six Lacs Eighty Three Thousand & Eleven only)- on account of deficit licence fee through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
7. To submit an undertaking that you shall pay the infrastructure development charges @ Rs.1000/- per sq. meter for commercial component of 2.00 acre and @ Rs.500/- per sq. meter for plotted area of 68.73 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.
8. To submit an undertaking that you shall construct the Internal Circulation Roads and service road forming part of site area at your own cost and shall transfer the same free of cost to the Govt.
9. To submit an undertaking that you shall take permanent access from proposed service road /Internal Circulation road.
10. To submit an undertaking that you shall 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. That you shall submit NOC/clearance 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 that you shall obtain clearance from the competent authority if required under PLPA, 1900 and any other clearance required under any other law.
14. 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.
15. 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/ Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
16. The above demand for fee and charges is subject to audit and reconciliation of accounts.
17. That you shall submit a certificate from District Revenue Officer that the ownership of the applied land is still with applicants.

Director,

Town and Country Planning,  
Haryana, Chandigarh. ✍  
Email:- tcphry@gmail.com