

From

Regd.

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

To

1. M/s Logical Developers Pvt Ltd.
  2. M/s Kamdhenu Projects Pvt Ltd.
  3. M/s Sarvodaya Buildcon Pvt Ltd.
  4. M/s Hope Promoters Pvt Ltd.
  5. M/s Sidhi Vinayak Buildcon Pvt Ltd.
  6. M/s Maestro Estates Pvt Ltd.
- C/o Emaar MGF Land Pvt Ltd  
ECE House, 28 Kasturba Gandhi Marg,  
New Delhi - 110001

Memo No. 5DP-V-2010/LC-1087/ 1008  
Dated 11-8-10

Subject: Grant of licence to develop a Group Housing Colony on the land measuring 21.90 acres in the revenue estate of village Kherki Majra, Sector-83, Gurgaon Manesar Urban Complex.

Reference:- Your application dated 21.08.2006 on the subject cited 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 for Group Housing Colony on the land measuring 21.90 acres in Sector-83 Gurgaon Manesar Urban Complex has been examined and 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.

2. 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	Total Area under Group Housing Colony	21.90	acres
ii	Interim rate for Development	Rs. 50.00	lacs per acre
iii	Total cost of Development	Rs. 1095.00	lacs
iv	Cost of community facility	Rs. 67.05	lacs
v	Grand total cost of development	Rs. 1162.05	lacs
vi	25% Bank Guarantee required	Rs. 290.5125	lacs
EXTERNAL DEVELOPMENT WORKS:			
i	Total Area under Group Housing Colony	21.90	acres
ii	Interim rate for EDC	Rs. 260.788	lacs per acre
iii	Total cost of Development	Rs. 5711.2572	lacs
iv	25% Bank Guarantee required	Rs. 1427.8143	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 as additional bank guarantee within 30 days on demand.


You shall 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.

3. 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.
4. To furnish an undertaking that the portion of road which shall form part of the licenced 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.
5. To deposit an amount of Rs. 1,44,91,777/- ( Rs. One Crores Forty Four Lac Ninty One Thousand Seven Hundred Seventy Seven Only) on account of conversion charges through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
6. To submit an undertaking that you shall pay the infrastructure development charges amounting Rs. 5,55,59,493/- ( Five Crore Fifty Five Lacs Fifty Nine Thousand Four Hundred Ninty Three Only) @ Rs.1000/- per sq. meter for commercial component of 0.1095 acre and @ Rs.625/- per sq. meter for group housing component of 21.7905 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.
7. To submit an undertaking that you will construct the 24 meter wide internal roads forming part of the site area at your own cost and shall transfer the same free of cost to the Govt.
8. To submit an undertaking that the construction of 24m wide roads will take place on the basis of the proportionate cost sharing by HUDA and private developers which will include the cost of acquisition as well as construction
9. To submit an undertaking that shall make your own arrangement for proper access to the site till the 24.0 meter wide road is constructed at site.
10. That development / construction cost of 24m/18m/15m wide major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land ,if any along with the construction cost of the same as and when finalized and demanded by DTCP, Haryana.
11. To submit an undertaking that you will integrate the services with the HUDA services as per the approved service plans as and when made available.

**DTCP (MR)**  
**CID.**

12. 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.
13. That you shall submit NOC/clearance as required under notification dated 19.1.2009 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site.
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 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 as per the norms prescribed by the power utility in the zoning plan of the project.
16. That you shall submit a certificate from District Revenue Officer that the ownership of the applied land is still with applicants.
17. That you shall submit an indemnity bound to indemnifying the DTCP regarding land under acquisition process.
18. 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.
19. The above demand for fee and charges is subject to audit and reconciliation of accounts.

  
(T.C. ~~Gupta~~ IAS)

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