

From:  
The Director  
Town and Country Planning  
Haryana, Chandigarh

To:  
S/Sh. Arjan Dev, Mohan Lal, Bishan Das Ss/o Kishan Chand, Dilip Singh S/o Kanhaiya,  
Anand, Dayanand, Ramanand Ss/o Parmanand, Krishan S/o Sitaram, Smt. Savita W/o  
Sitaram  
C/o Emaar MGF Land Pvt. Ltd.,  
ECE House,  
28, Kasturba Gandhi Marg  
New Delhi-110001

Memo No. 5DP(iv)-2008/ 997  
Dated: 31-3-08

Sub: Grant of licence for setting up of a Group Housing colony on the land measuring  
6.1937 Acres at Village Badshahpur District Gurgaon in residential sector-66 of the  
Gurgaon - Manesar Urban Complex.

Reference your application dated 11/08/2006

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 6.1937 Acres 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/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:

#### INTERNAL DEVELOPMENT WORKS

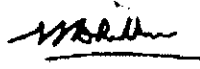
i) Total Area under group housing development:	= 6.1937 Acres
ii) Interim rate for IDW	= Rs.25.00 lacs/acre
iii) Cost of IDW	= Rs.154.84 lacs
iv) Total cost of IDW	= Rs.154.84 lacs
vi) 25% bank guarantee required	= Rs.38.71 lacs

#### EXTERNAL DEVELOPMENT CHARGES

i) Area under Group Housing development	= 6.16273 Acres
ii) Interim rates for EDC	= Rs.114.92 lacs / acre
iii) Cost for EDC for G.H area	= Rs.708.221 lacs
iv) Area under commercial use	= 0.03097 Acres
v) Interim rate of EDC	= Rs.114.92 lacs / acre
vi) Cost of EDC for commercial area	= Rs.3.56 lacs
vii) Total cost of EDC (iii+vi)	= Rs.711.78 lacs
viii) 25% bank guarantee required	= Rs.177.95 lacs

It is made clear that bank guarantee on account of internal development works has  
been worked out on the interim rates and you will have to submit the additional bank  
guarantee if any at the time of approval of service plan estimates according to the  
approved layout plan. 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 likely hood of substantial enhancement in these rates. You will therefore be  
liable to deposit 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. J.C-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.19,15,176/- (Rupees Nineteen Lac Fifteen Thousand One Hundred Seventy Six only) after adjusting excess fee of Rs.21,83,172/- (Rupees Twenty One Lac Eighty Three Thousand One Hundred Seventy Two Only) through bank draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh on account of conversion charges.
7. To furnish an undertaking that you will deposit the infrastructure development charges @ Rs.625/- per sq. meters for Group Housing area measuring 6.16273 Acres and @ Rs.1000/- per sq. meters for the 0.5% commercial component measuring 0.03097 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, failing which 18% interest p.a. will be charged on delayed period.
8. To furnish an undertaking that you shall derive permanent access from the 24 meters wide internal road and 24 meter wide service road along sector road.
9. 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.
10. 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.
11. To furnish an undertaking that you will construct the 24 meter wide internal road and 24 meter wide service road forming part of the site area at your own cost and will transfer the same free of cost to the Govt.
12. 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.
13. You are required to obtain NOC/clearance with regard to notification dated 14/09/2006 issued by Ministry of Environment and Forest, Government of India before execution of development works at site.
14. 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.
15. To Submit a Certificate from DRO stating that there is no further sale of the land applied for License, till date and applicant company is owner of the land till date.
16. The above demand for fee and charges is subject to audit and reconciliation of accounts.

  
Director  
Town and Country Planning  
Haryana, Chandigarh