

From

The Director
Town & Country Planning,
Haryana, Chandigarh

To

M/s Prompt Engineering Pvt. Ltd.
419/6, 1st Floor,
Naya Bazar,
New Delhi.

Memo. No. 5DP-III-2008/ 3485
Dated 22-5-08

Subject: - Grant of License to develop a Commercial colony on the land measuring 7.462 acres falling in the revenue estate of village Begampur Khatola in sector -74, Distt. Gurgaon.

Reference your application dated 13.11.2007 on the above noted 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 there under for the development of a Commercial colony on the land measuring 7.462 acres falling in the revenue estate of village Begampur Khatola in sector -74, 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 30 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 for the amount calculated as under:-

3 INTERNAL DEVELOPMENT WORKS:


- | | |
|---|------------------------|
| a) Total area | = 7.462 acres |
| b) Interim rate of IDW | = Rs. 25 lacs per acre |
| c) Total cost of IDW of comm. component | = Rs. 186.55 lacs |
| d) 25% BG on a/c of IDW | = Rs. 46.64 lacs |

4. EXTERNAL DEVELOPMENT CHARGES

- | | |
|---------------------------------|-----------------------------|
| a) Total area | = 7.462 acres |
| b) Interim rate for development | = Rs. 134.035 lacs per acre |
| c) Total cost of EDC | = Rs. 1000.169 lacs |
| d) 25% BG on a/c of EDC | = Rs. 250.042 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 are being levied as interim rates; 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 DTCP Haryana and furnish additional bank guarantee if required as per finalized schedule and submit an undertaking in this regard.


D.T.C.P.
Hr. CHD.

5. To execute two agreements i.e. LC-IV-B 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 37,73,000/- (Rupees Thirty Seven lacs, Seventy Three thousand 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 3,80,50,380/- (Rupees Three crores, Eighty lacs, Fifty thousand, Three Hundred, Eighty 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.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, failing which 18% PA interest will be charged.
9. To submit an undertaking that you will construct service road falling through your site side at your own cost and the entire road shall be transferred free of cost to the Government.
10. 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.
11. To submit an undertaking that you will integrate the services with the HUDA services as and when available.
12. To submit an undertaking that you will have no objection to the regularization of the boundaries of the licenced 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.
13. 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.
14. 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.
15. To submit an undertaking to the effect that you shall obtain clearance from the competent authority if required under PLPA 1900 and other clearance required under any other law.
16. 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.
17. The fee and charges being conveyed are subject to audit and reconciliation of accounts.


Director,
Town & Country Planning
Haryana, Chandigarh