

From

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

To

1. M/s Shivanand Real Estate Pvt Ltd.
2. M/s Precision Infrastructure Pvt Ltd.
3. Kanwar Lal, Yadram, Satish Kumar, Kailash Kumar Ss/o
Sh. Chhote Lal
4. M/s Saraswati Kunj Infrastructure Pvt Ltd.
5. M/s Sunglow Overseas Pvt Ltd.
6. M/s Super Belts Pvt Ltd.
7. M/s Countrywide Promoters Pvt Ltd.
8. M/s Utkarsh Realtech Pvt Ltd.
9. M/s Eventual Builders Pvt Ltd.
C/o M/s Countrywide Promoters Pvt Ltd.
M-11, Middle Circle, Connaught Circus,
New Delhi -110001

Memo No. 5DP-V-2010/LC-2330/ 8851 Dated 19-7-10

Subject: Grant of licence to develop a residential plotted colony on the land measuring 108.068 acres falling in revenue estate of village Kherki Majra, Dhankot, Tehsil & District Gurgaon.

Reference: - Your application dated 18.02.2010 and 04.06.2010 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 residential plotted colony on the land measuring 108.068 acres falling in the revenue estate of village Kherki Majra, Dhankot, Tehsil & District 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 25% bank guarantee on account of internal development works and external development charges for the amount calculated as under:-
INTERNAL DEVELOPMENT WORKS:

a)	Total area (Plotted)	= 94.508 acres
b)	Interim rate for development	= Rs.20.00 lacs per acre
c)	Total cost of IDW	= Rs.1890.16 lacs
d)	Area under Group Housing	= 10.01 acres
e)	Interim rate for development	= Rs. 50.00 lacs per acres
f)	Total cost of IDW	= Rs. 500.5 lacs
g)	Area under 3.994% Comm. Component	= 3.55 acres
h)	Interim rate of IDW	= Rs.50.00 lacs per acres
i)	Total cost of IDW of Comm. Component	= Rs. 177.5 lacs
j)	Total construction cost of Community sites	=Rs. 170.65 lacs
k)	Grand Total (c+f+i+j)	=Rs.2738.81 lacs
i)	25% BG on a/c of IDW	=Rs. 684.7025 lacs

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EXTERNAL DEVELOPMENT CHARGES

a)	Total area (Plotted)	= 94.508 acres
b)	Interim rate for development	= Rs.65.197 lacs per acre
c)	Total cost of EDC	= Rs.6161.64 lacs
d)	Area under Group Housing	=9.96 acres
e)	Interim rate for development	= 195.591 lacs per acres
f)	Total cost of EDC	=Rs. 1948.0864 lacs
g)	Area under commercial component of plotted area 3.55 acres and group housing area 0.05 acres (3.55+0.05=3.6 acres)	= 3.6 acres
h)	Interim rate of EDC	= Rs. 260.788 lacs per acre
i)	Total cost of EDC of comm. component	= Rs. 938.8368 lacs
j)	Grand Total (c+f+i)	= Rs. 9048.5632 lacs
k)	25% BG on a/c of EDC	= Rs. 2262.1408 lacs

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.

2. The rates of external development charges are being levied as conveyed by C.A. HUDA vide their memo dated 02.07.2010. In the event of increase of rates of external development charges, you will have to pay the enhanced 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.

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 Sector/master plan 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 Areas Act, 1975.

5. To deposit an amount of Rs.10,15,90,020/- (Rs. Ten Crores Fifteen Lac Ninty Thousand Twenty only) on account of balance licence fee through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.

6. To deposit an amount of Rs. 8,49,33,758/- (Rs. Eight Crores Forty Nine Lac Thirty Three thousand Seven Hundred Fifty Eight only) on account of conversion charges through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.

7. To submit an undertaking that you will pay the infrastructure development charges amounting Rs.14,09,57,010/- (Rs. Fourteen Crores Nine Lacs Fifty Seven

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Thousand Ten Only) @ Rs.500/- per sq meter for residential plotted area, @ Rs. 625/- per sq meter for group housing area and @ Rs. 1000/- per sq mtr for commercial area in residential plotted/GH in two equal installments. First installment will 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 24 m. wide road forming part of your site at your own cost and the entire area under road shall be transfer free of cost to the Govt.

9. 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.

10. 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.

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 you.

12. That you will submit a certificate from the District Revenue Authority stating that there is no further sale of the land applied for licence till date and applicants are the owner of the land.

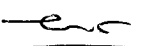
13. That you shall submit NOC as required under notification no. SO -1533(E) dated 14.9.2006 issued by Ministry of Environment and Forest, Govt of India before executing development works at site.

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. 400 KV HT line is passing through the proposed colony accordingly ROW shall be provided in the layout plan. 66 KV HT Line is also passing through the site, which has been proposed to be shifted in the layout plan; the approval of Competent Authority shall be submitted before approval of layout plan.

16. A 55'-0" wide Nallah is passing through the proposed colony, two culverts on the nallah have been proposed; before execution of culverts the permission from the Competent Authority shall be obtained.

17. The rain water harvesting system shall be provided as per Central Ground Water Authority Norms/ Haryana Govt. notification as applicable.


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18. The provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an Occupation Certificate.
19. The colonizer / owner shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.
20. 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 licenced land for Transformers/ Switching Stations/ Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
21. To submit an undertaking that the pocket 'B' across 60.00 meter wide road would be developed only for commercial/Community facilities and in case the company applied for the additional licence adjoining this area than this pocket can be utilized for Group Housing. No residential plots would be carved out in this pocket and the services will be integrated with the HUDA services as and when available.
22. That you will intimate your official Email Id and the correspondence to this Id by the Deptt. will be treated legally.
23. 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.
24. The above demand for fee and charges is subject to audit and reconciliation of accounts.


(T.C. Gupta, IAS)

Director

o/c Town and Country Planning,
Haryana, Chandigarh

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