

Directorate of Town and Country Planning, Haryana

Ayodhya Bhawan, Sector-18, Chandigarh, web site: tcpharyana.gov.in
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Regd.

LC-III
(Sec Rule 10)

To

1. M/s Shivnand Real Estate Ltd.
 2. M/s Precision Infrastructure Pvt. Ltd.
 3. M/s Mega Infraprojects Pvt. Ltd.
 4. M/s Druzba Overseas Pvt. Ltd.
 5. M/s Delite Realtech Pvt. Ltd.
- C/o M/s Countrywide Promoters Pvt. Ltd.
M-11, Middle Circle, Connaught Palace,
New Delhi-110001.

Memo No. LC-230 B JE (BR) 2010/18187 Dated: 30.12.10

Subject: Letter of Intent of additional licence for setting up of a Plotted Colony on the land measuring 18.606 acres in Sector-102 at village Dhankot and Kherki Majra, District Gurgaon- M/s Countrywide Promoters Pvt. Ltd.

Your application dated 31.05.2010, 19.08.2010 and 15.09.2010.

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 additional plotted colony on the land measuring 18.606 acres falling in the revenue estate of village Dhankot and Kherki Majra, District Gurgaon has been examined/considered by the Department. 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 letter, 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:-

Sr.	Particulars	
1.	Area under commercial	0.744 acres
2.	Interim rate for development	Rs. 50.00 lacs per acres
3.	Total cost of development	Rs. 37.20 lacs
4.	Area under plotted	17.862 acres
5.	Interim rate for development	Rs. 20.00 lacs
6.	Total cost of development	Rs. 357.24 lacs
7.	Cost of community facility	Rs. 156.45 lacs
8.	Grand total (iii + vi + vii)	Rs. 550.89 lacs
9.	25 % bank guarantee required	Rs. 137.7225 lacs

EXTERNAL DEVELOPMENT WORKS:-

Sr.	Particulars	FAR	
1.	Area under plotted		17.862 acres
2.	Interim rate for EDC		Rs. 64.636 lacs per acres
3.	Total cost of development		Rs. 1154.53 lacs
4.	Area under commercial	150	0.744 acres
5.	Interim rate for EDC	150	Rs. 258.73 lacs
6.	Total cost of development		Rs. 192.50 lacs
7.	Grand total (iii + vi)		Rs. 1347.03 lacs
8.	25 % bank guarantee required		Rs. 336.76 lacs

D.T.C.P. (HR)

It is made clear that the bank guarantee of internal development works has been worked out on the interim rates and they 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/building 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 of demand.

The rates of external development charges for the Gurgaon-Manesar Urban Complex 2021 are being charged on tentative rates. You will therefore be liable to pay the enhanced rates of external development charges and additional bank guarantee 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 sector/master plan 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.

5. To deposit an amount of Rs. 2,39,63,381/- (Two crore, thirty nine lacs, sixty three thousand three hundred eighty one only) on account of balance scrutiny fee/licence fee, through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.

6. To deposit an amount of Rs. 1,52,15,246/- (One crore, fifty two lacs, fifteen Thousand two hundred forty six 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. 39,10,968/- (Thirty lacs, ten thousand nine hundred sixty eight only) @ Rs.1000/- per Sqm for commercial area and Rs. 4,51,79,697/- (Four crore, fifty one lacs, seventy nine thousand, six hundred ninety seven only) @ Rs.625/- per Sqm for plotted component in two equal installments. First installment shall be payable within sixty days of grant of licence and second installment within six months from the date of grant of licence, failing which 18% PA interest will be charged.

8. To submit an undertaking that you will construct the 24-m wide road forming part of your site at your own cost and the entire road shall be transferred free of cost to the Government.

9. That the cost of 24/18 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any alongwith the construction cost of 24/18 m wide road/major internal road as and when finalized and demanded by the Director Town & Country Planning, Haryana.

10. 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.

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 sites. The decision of the competent authority shall be binding upon you.

12. That you shall submit NDC 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. That you shall seek approval from the Competent Authority under the Punjab Land Preservation Act, 1900 or 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 "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 Station/ Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.

16. That you shall submit a certificate 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.

17. To furnish an undertaking that no claim shall be against HUDA till non provision of EDC services, during next five years.

18. That you will intimate your official Email ID and the correspondence to this ID by the Deptt. will be treated legal and enforceable.

19. That the rain water harvesting system shall be providing as per Central Ground Water Authority Norms, Haryana Govt. Notification as applicable.

20. That the provision of solar water heating system shall be as per by HARELA and shall be made operational where applicable before applying for an Occupation Certificate.

21. The colonnade tower shall use only compact fluorescent lamps fitting for internal lighting as well as external lighting.

22. The above demand for fee and charges is subject to audit and reconciliation of accounts.

23. To submit an affidavit that you have not filed any application for grant of licence/Change of Land use for the above said land.


(T. C. Gupta, IAS)
Director,
Town and Country Planning,
Haryana, Chandigarh.

Encls no. 01 23.12.17, 8/1887/2017

Dated

A copy is forwarded to the following for information and necessary action please

1. Chief Administrator, HUDA, Chandigarh
2. Senior Town Planner, Chandigarh
3. Chief Accounts Officer, CHD Senior Town Planner (M), Sector-30, Chandigarh
4. District Town Planner, Chandigarh


(Swati Anand)
District Town Planner (HQ)
For Director, Town and Country Planning,
Haryana, Chandigarh.

To be read with LOI memo NoDated.....

1. M/s Shivanand Real Estate P Ltd. 118/148 share, M/s Precision Infrastructure P Ltd 30/148 share Distt. Gurgaon

Village	Rect. No.	Killa No	Area
Kherki Majra	59	6	7-8
		Total	7-8 or 0.925 Acres

2. M/s Mega Infraprojects P Ltd.

Village	Rect. No.	Killa No	Area
Dhankot	56	25	1-11
	57	3/2	7-4
		4	8-0
		5	2-11
		7	7-12
		2/2	5-8
		3/1	0-16
		9/1	5-10
		8	8-0
	56	11/2	2-1
		12	4-13
		18	6-13
		19	8-0
		21/1	2-13
		21/2	5-7
	57	1/2	4-16
		2/1	2-12
		9/2	2-7
		10/1	4-12
Kherki majra	57	1/1	0-9
	58	6/1	3-0
		6/2	5-0
		2/2	4-0
		Total	102-5 or 12.781 Acres

3. M/s Druzba Overseas (P) Ltd.

Village	Rect. No.	Killa No.	Area
Dhankot	56	20	8-0
		Total	8-0 or 1.0 Acres

4. M/s Delite Real tech P Ltd.

Village	Rect. No.	Killa No.	Area
KherkiMajra	60	6	7-12
		7	8-0
		4/2	4-15
		5/2	4-11
		4/1	3-5
		5/1	3-1
		Total	31-4 or 3.9 acres

Grand Total 348-17 or 18.606 Acres

Director

Town and Country Planning,
Haryana, Chandigarh
Chhotu Singh