

DIRECTOR TOWN & COUNTRY PLANNING, HARYANA

Sector - 18, Chandigarh.

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Memo No. LC-2169/Vol-II/2010/ 7089

Dated: 31/5/10

To

M/s Tanmay Developers Pvt. Ltd.
M/s Vishnu Apartments Pvt. Ltd
M/s. Metroline (Shivpuri) Estates Pvt. Ltd
M/s.Foyer Propbuild Pvt. Ltd
M/s.Garnet Propbuild Pvt. Ltd
M/s.Jive Propbuild Pvt. Ltd
M/s.Kamdhenu Projects Pvt. Ltd
M/s.Sonex Projects Pvt. Ltd
M/s. Active Promoters Pvt. Ltd.
M/s. Foray Propbuild Pvt. Ltd.
M/s. Fount Propbuild Pvt. Ltd.
M/s. Frond Propbuild Pvt. Ltd
M/s. Froth Propbuild Pvt. Ltd.
M/s. Gadget Propbuild Pvt. Ltd.
M/s. Glade Propbuild Pvt. Ltd.
M/s. Logical Developers Pvt. Ltd.
M/s. Toff Builders Pvt. Ltd
M/s. Yukti Projects. Pvt. Ltd.
M/s Genus Buildcon Pvt. Ltd.
Sh. Krishan Kumar, Hariom, Bijender, Virender Ss/o Sh. Ram Niwas,
Sh. Ved Prakash, Om Prakash Ss/o Sh. Govind Lal,
Sh. Yogesh, , Vikas alias Vikesh, Sh. Anil S/o Sh. Pratap Singh,
Sh.Mumkesh, Smt.Premwati wd/o Sh. Partap Singh,
Smt.Asha D/o Sh. Partap Singh, Sh. Munesh Kumar Ss/o Hari Parkash,
Sh. Antesh Kumar S/o, Rameshwari wd/o Sh. Hari Parkash,
Smt.Urmila, Pramila, Santosh Ds/o Sh. Hari Parkash
Sh. Satparkash, Satbir, Amit Ss/o Sh. Khacheta,
Sh. Shiksha M/o,Tarun Kumar S/o Natasha d/o Smt.Suman Wd/o Sh. Hari Parkash
Sh. Raj Kumar, Rajender Kumar, Mahesh Kumar, Umesh Kumar Ss/o, Sh. Shera,
Smt. Dayawati M/o Sh. Rakesh Kumar
Sh. Asraj Singh, Sunder Singh Ss/o Sh Sohan Lal,
Sh. Krishan Kumar, Hariom, Bijender, Virender Ss/o Sh. Ram Niwas,
Sh. Jaswant Singh, Dharambir, Mahabir, Sunder Kumar S/o Sh. Sanker Lal
Sh. Adesh Tyagi s/o Mahavir Singh
Rajender Sharma S/o Satparkash
Sh. Kiran Tyagi w/o Sh. Adesh Tyagi

Subject:-

c/o Endan MGF Ltd. ; ECT House : 28 K.G. Marg ; New Delhi - 110001
Grant of Licence for Development of Residential Plotted Colony on the area measuring 109.069 acres falling in the revenue Estate of Village Maidawas in Sector-65 & 66 Gurgaon

Reference: - Your application dated 22.04.2009 and 18.05.2010 on the subject noted 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 Residential Colony on the land measuring 109.069 acres falling in the revenue estate of village Maidawas in Sector 65 & 66 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 notice, failing which the grant of licence shall be refused:

1. To furnish 25% bank guarantee on account of internal development works for the amount calculated as under:-

Handwritten signature
D.T.C.P. (H.R.)

INTERNAL DEVELOPMENT WORKS:

- i) Area under commercial = 4.36276 acre
- ii) Interim rate for development = Rs.25.00 Lac per acre
- iii) Total cost of development = Rs.109.069 lakhs
- iv) Area under plotted development = 104.70634 acres
- v) Interim rate for development = Rs.10.00 lakhs per acre
- vi) Total Cost of Plot. Dev/ = Rs.1047.063 lakhs
- vii) Cost of Community Building = Rs.302.55 lakhs
- viii) Total cost of development = Rs.1458.682 lakhs
- ix) 25% bank guarantee required = Rs.364.67 lakhs

EXTERNAL DEVELOPMENT WORKS:

- i) Increase Commercial component of plot. Dev. = 4.36276 acre
- ii) Interim rate (150 FAR) = Rs.274.879 Lac per acre
- iii) Total cost = Rs.1199.231 lakhs
- iv) Area under plotted development = 104.70624 acre
- v) Interim rate for development = Rs.68.72 Lac per acre
- vi) Total Cost of Plot. Dev/ = Rs. 7195.413 lakhs
- vii) Total cost of the entire development = Rs. 8394.644 lakhs
- viii) 25% bank guarantee required = Rs.2098.661 lakhs

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/ building plan.

The rates of external development charges for the Gurgaon Manesar Urban Complex 2021 are yet to be finalized. You will, therefore, be liable to pay the enhanced rates of external development charges and additional bank guarantee as and when finalized by HUDA and demanded as per prescribed schedule by the DTCP Haryana. An undertaking may be submitted in this regard.

2. 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.

3. To deposit the balance licence fee of Rs. 9,36,50,174/- (Rs. Nine Crore, Thirty Six lakh Fifty Thousand, One Hundred Seventy Four only) through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.

4. To deposit the conversion charges amounting to Rs. 8,91,98,565/- (Rs. Eight Crore, Ninety One lakh, Ninety Eight Thousand, Five Hundred Sixty Five only) through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.

5. To submit an undertaking that you shall pay the infrastructure development charges- @ Rs.1000/- per sq meters for commercial component and @ of Rs.500/- for plotted development in two equal installments. First installment shall be payable within sixty days of the grant of licence and second installment within six months of grant of licence, failing which 18% PA interest have to paid for the delayed period.

6. To submit an undertaking that you shall construct 12 mtr wide service roads and 24 mtr internal circulation plan road passing through your site at your own cost and the entire area under said roads shall be transfer free of cost to the Govt.

7. To furnish an undertaking that the portion of sector 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.

8. To submit an undertaking that you shall integrate the services with the HUDA services as per the approved service plans and as and when made available.


D.T.C.P. (H.R.)

9. 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 in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon you.
10. To furnish an undertaking that you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
11. To furnish an undertaking that you shall submit NOC as required under notification dated 14.9.2006 issued by Ministry of Environment and Forest, Govt of India before executing development works at site.
12. To furnish 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.
13. 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, with in 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.
14. To furnish a certificate from 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
15. That colonizer shall abide by the policy dated 4.05.2010 relating to allotment of EWS plot.
16. To submit an indemnity bond as per the enclosed proforma regarding land under acquisition process.
17. That the colonizer shall submit the layout plan as per norms and permissible density.
18. That the colonizer shall intimate the Official E-mail ID to this office for the purpose of correspondence. The information sent to this ID will be treated as official.
19. The above demand for fee and charges is subject to audit and reconciliation of accounts.


(T.G. Gupta, IAS)
Director,
Town & Country Planning,
Haryana, Chandigarh.