

GURGAON

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From

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

To

M/S Ananddham Realtors Pvt. Ltd.
C/O M/S Ansal Properties & Infrastructure Ltd.
115, Ansal Bhawan, 16 K.G. Marg,
New Delhi-110001.

Memo No. DS-07/

Dated:

Subject: Grant of licence for setting up of a commercial colony on the land measuring 4.2375 acres at village Badshahpur District Gurgaon in residential sector-67 of the Gurgaon-Manesar Urban complex.

A.

Reference your application dated 21.7.2007 on the subject noted above.

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 4.2375 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.

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 DEVELOPEMNT WORKS.

i)	Total Area	= 4.2375 acres
ii)	Interim rate for IDW	= Rs. 25.00 lacs / acre
iii)	Cost of IDW	= Rs 105.9375 lacs
vi)	25% bank guarantee required	= Rs. 26.48 lacs

EXTERNAL DEVELOPDMENT CHARGES

i)	Total area	= 4.2375 acres.
ii)	Interim rates for EDC	= Rs. 121.85 lacs/acre
iii)	Total Cost for EDC	= Rs. 516.34 lacs.
viii)	25% bank guarantee required	= Rs 129.08 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

DTG/Hs

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.

A undertaking may be submitted in this regard.

4. To execute two agreements i.e. LC-IV and Bilateral agreement on LC-IV-D 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. 2,52,09,269/- (Rs. Two crores fifty two lacs nine thousand two hundred sixty nine 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. 1000/- per sq. meters for the gross area 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.

24 meters wide internal road and 12 meter wide service road and temporary approach will be taken from 22 feet wide revenue rasta.

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 furnish an undertaking that you shall have no objection to the regularization of the boundaries of the licenced land through give and take with the land that HUDA for integration of services and for the development of commercial zone on the ratio of 50% by Govt and 50% by Private developers. The decision of competent authority shall be binding upon the colonizer.

12. To furnish an undertaking that you will construct the 24 meter wide internal road and 12 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.

13. 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.

14.9.2006 issued by Ministry of Environment and Forest, Government of India before execution of development works at site.

15. / 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.

16. To furnish undertaking that 11 K.V.H.T. line passing through the site either will have to be got shifted or the ROW as per norms will be provided.

17. That you will obtain permission from the competent authority for access from Gurgaon- Sohna road.

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

Director,
Town and Country Planning,
Haryana, Chandigarh/17