

From

The Director
Town & Country Planning
Haryana, Chandigarh.

To

i) M/s Gentle Realtors Pvt. Ltd.
ii) Sh. Rakesh Kaushik
C/o M/s Gentle Realtors Pvt. Ltd.
303, Aggarwal Tower, CU-Block
Pitampura New Delhi.

Memo No. 5DP (IV)-2008/6853
Dated 12-8-08

Subject: Grant of license to develop a commercial colony on the land measuring 4.843 acres falling in the commercial belt of residential sector-66, Gurgaon-Manesar Urban Complex.

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Reference your application dated 7.12.2006 on the subject noted above.

2. Your request for the grant of license 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 commercial colony on the land measuring 4.843 acres falling in the commercial belt of residential sector-66, Gurgaon has been examined / considered by the department and it is proposed to grant license to you. You are, therefore, called upon to fulfill the following requirements / prerequisites 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, falling which the grant of license shall be refused.

3 To furnish the bank guarantee on account of Internal Development Works and External Development Charges for which has been worked out as under:-

Internal Development Works

- i) Total area = 4.843 acres
- ii) Interim rate for development = Rs.25.00 lacs per acre
- iii) Total cost of development = Rs.121.08 lacs
- iv) 25% bank guarantee required = Rs.30.27 lacs

External Development Charges

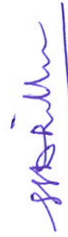
- i) Total area = 4.843 acres
- ii) Interim rate for EDC (1.75 FAR) = Rs.208.03 lacs per acre
- iii) Total cost of development = Rs.1007.49 lacs
- iv) 25% bank guarantee required = Rs.251.873 lacs

It is made clear that the bank guarantee for internal development works/External 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 with in 30 days on demand.

4. To execute two agreements i.e. LC-IV 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.


P.T.O.P. Hr.

5. To deposit an amount of Rs.2,88,11,442/- (Rupees Two crores Eighty eight lacs Eleven thousands Four hundred and forty two only) on account of conversion charges through bank draft in favour of Director, Town & Country Planning, Haryana payable at Chandigarh.
6. To submit an undertaking that you will pay the Infrastructure Development Charges @ Rs.1000/- per sq. mtr. For the commercial component in two equal installments. First Installment will be due with in 60 days of grant of license and second Installment with in six months of grant of license. Falling which 18% PA interest will be liable for the delayed period.
7. To furnish an undertaking that you shall construct the 24 meter wide service road passing through the site at your own cost and the area under said road green belt shall 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 furnish an undertaking that you will have no objection for give and take of land for the integration the services and planning with the HUDA services.
9. To furnish an undertaking to the effect that you will have no objection to the regularization of the boundaries of the licensed area through give and take with HUDA if required for integration of services and for planned development and will abide by the decision of the competent authority.
10. To furnish an undertaking that you will obtain NOC / approval of the competent authority, as per the provisions of the notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India before starting the development works at site.
11. To furnish an undertaking that you shall get permission of competent authority under PLPA 1900, or any other environmental law if required for their project.
12. 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.
13. To submit an undertaking that you will provide the required ROW under the 66 KV HT line passing through the site and will remove the 64 Sq. Feet existing construction on the site.
14. To furnish an undertaking that you shall keep the revenue rasta passing through the site unobstructed for the use of general public.
15. To submit a certificate from the District Revenue authority stating that the ownership of land is still with Applicant Company.
16. You shall follow the parameters for the development at site as approved.
17. All the above said amounts are subject to audit and reconciliation.


Director
Town & Country Planning,
Haryana, Chandigarh.