

## Directorate of Town & Country Planning, Haryana

SCO-71-75, 2<sup>nd</sup> Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcphry@gmail.com](mailto:tcphry@gmail.com)

Regd.

(LC-III, see Rule 10)

To

Hans Propcon Pvt. Ltd.,  
Glory Infracon Pvt. Ltd.,  
Blossom Propbuild Pvt. Ltd.,  
C/o RZ-29/233, J Block, Galli No. 63 Dayal Park,  
West Sagarpur, Delhi-46.  
Email ID- [parmod0086@gmail.com](mailto:parmod0086@gmail.com).

Memo No. LC-3059-JE (S) 2014/

Dated:

**Subject: - Letter of Intent to develop a Group Housing Colony on the land measuring 13.2118 acres in the revenue estate of village Badshahpur, Sector-68 (HD zone) of GMUC, District Gurgaon – Hans Propcon Pvt. Ltd etc.**

Please refer to your application dated 30.08.2013 and memo dated 14.03.2014 on above cited subject.

2. Your request for grant of license under section 3 of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed thereunder for the development of a Group Housing Colony on the land measuring **13.2118** acres in the revenue estate of village Badshahpur, District Gurgaon, Sector-68 (HD zone), Gurgaon-Manesar Urban Complex 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/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 license shall be refused.

3. To furnish 25% bank guarantee on account of Internal Development Works and External Development Works for the amount calculated as under :-

### INTERNAL DEVELOPMENT WORKS:

- Area under residential GH colony = 13.2118 acres
- Interim rate for development = Rs. 50.00 lac per acres
- Total cost of development = Rs. 660.59 lac
- Cost of Nursery school = Rs. 89.40 lac
- Total required cost = Rs. 749.99 lac
- Bank Guarantee required (25% of the total) = Rs. 187.4975 lac (valid for five year)

### EXTERNAL DEVELOPMENT WORKS:

- EDC for area GH Component:
- 13.1458 acres x 284.823 lac = Rs. 3744.22619 lac
- EDC for area Commercial Component:
- 0.066 acres x 378.807 lac = Rs. 25.00126 lac
- Total cost of EDC = Rs. 3769.2275 lac
- BG required equal to 25% of total EDC = Rs. 942.30686 lac (valid for five year)

  
**Director General**  
**Town & Country Planning,**  
**Haryana, Chandigarh**



The demand of EDC and Bank Guarantee thereon shall be subject to the interim and final orders of Hon'ble High Court in CWP no 5835 of 2013. It is made clear that bank guarantee of Internal Development Works/EDC 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 Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, you would be required to furnish an additional bank guarantee within 30 days on demand.

4. To execute two agreements i.e. LC-IV and Bilateral Agreement on Non-Judicial Stamp Paper of Rs. 10/-. Copies of the specimen of said agreements are enclosed herewith for necessary action.
5. To execute two agreements i.e. LC-IV and Bilateral Agreement on Non-Judicial Stamp Paper of Rs. 10/-. Copies of the specimen of said agreements are enclosed herewith for necessary action.
6. To deposit a sum of **Rs. 87,42,315/-** on account of conversion charges @ Rs. 158/- per Sqm for residential component, @ Rs. 1260/- per Sqm for comm. Component and an amount of **Rs. 4,67,55,200/-** on account of deficit licence fee (@ Rs. 40 lac/per acre for Group Housing and Rs. 270 lac/per acre for commercial component) be sent through bank draft in favour of Director General, Town & Country Planning, Haryana, Chandigarh.
7. The above demanded fee and charges are subject to audit and reconciliation of accounts.
8. To furnish an undertaking to the effect that:-
  - i. That portion of the road/green belt 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.
  - ii. You shall deposit Rs. **5,85,89,304/-** on account of Infrastructural Development Charges @ Rs. 1000/- per Sqm for 175% FAR of commercial component and Rs. 625/- per Sqm for Group Housing component in two equal installments. First within 60 days from issuance of license and second within six months through Bank Draft in favour of the Director General, Town & Country Planning, Haryana payable at Chandigarh. In failure of which, an interest @ 18% per annum for delay period shall be paid.
  - iii. You shall construct portion of service road, internal circulation roads, forming the part of site area at their own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - iv. You shall integrate the services with HUDA services as and when made available.
  - v. You have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
  - vi. That you have understand that the development/construction cost of 24/18 m major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24/18 m wide major internal roads as and when finalized and demanded by the Department.

- xxiii. You shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- xxiv. The Applicant Company Hans Propcon Pvt. Ltd. shall be responsible for compliance of all terms and conditions of licence/provisions of the Act of 1975 and Rules 1976 till the grant of Final Completion Certificate to the colony or relived of the responsibility by the Director General, Town & Country Planning, Haryana whichever is earlier.
9. You shall complete the demarcation at site within 7 days and will submit the Demarcation Plan in the office of District Town Planner, Gurgaon within 15 days of issuance of this memo.
10. You shall submit clearance from Competent Authority that the land is neither notified under Section-4 and 5 of PLPA, 1900 and not covered under notification dated 07.05.1992 of Environment and Forest Department, Government of India.
11. You shall submit certificate from District Revenue Officer stating that there is no further sale of the land applied for license till date and applicants are the owners of the applied land.
12. You shall submit documents showing paid up capital of company Hans Propcon Pvt. Ltd., enhanced at least upto Rs. 10 crore, before issuance of licence.
13. You shall intimate your official Email ID and the correspondence to this ID by the Department will be treated legal.

DA/schedule of land.

  
(Anurag Rastogi)

Director General, Town & Country Planning  
Haryana Chandigarh ✓

Endst. No. LC-3059-JE(S)-2014/

Dated:

A copy is forwarded to following for information and necessary action:-

1. The Chief Administrator, HUDA, Sector-6, Panchkula.
2. The Additional Director, Urban Estates, Haryana, Sector-6, Panchkula.
3. Senior Town Planner, Gurgaon
4. District Town Planner, Gurgaon with a request to sent verification report of demarcation plan after receipt from applicant.

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(Sanjay Kumar)  
District Town Planner (HQ)  
For Director General, Town & Country Planning  
Haryana, Chandigarh



- vii. You shall have no objection for give and take proposal of the land in the license under consideration with HUDA required for integration of services. The decision of the Competent Authority shall be binding upon the colonizer.
- viii. There is no further sale of the land applied for license till date and applicants are the owners of the applied land.
- ix. You shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by MOEF, GOI before execution of development works at site.
- x. You shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DG, TCP Haryana till these services are made available from External Infrastructure to be laid by HUDA. Since the provisions of external development facilities may take long time by HUDA, you shall not claim any damage against the Department for loss occurred if any.
- xi. You shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
- xii. That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiii. The provision of solar water heating system shall be as per by HAREDA and shall be made operational where applicable before applying for an Occupation Certificate.
- xiv. The colonizer/owner shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.
- xv. You shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- xvi. In compliance of Rule 27 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the flat owners for meeting the cost of internal development works in the colony.
- xvii. You shall keep pace of the construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched, after approval of building plans.
- xviii. You shall not give any advertisement for sale of flat/floor area/shops in Group Housing Colony before approval of layout plan/building plans.
- xix. You shall not create 3<sup>rd</sup> party right before approval of building plans.
- xx. You shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- xxi. You shall hand over 20% of the applied area i.e. 2.64236 acres to HUDA for providing the community facility and open space as earmarked by the Department for composite planning of the area. This site will be selected by the Competent Authority at the time of approval of zoning plan.
- xxii. You shall maintain the required ROW along 220 KV and 440 KV HT line passing through the site.

1. Details of land owned by Glory Infracon Pvt.Ltd, District Gurgaon.

Village	Rect No.	Kila No	Area K-M
Badshahpur	153	7/2/2	1-12
		9/2/2	2-2
		10/2	1-15
		13/1	3-4
		23	8-0
	156	3	8-0
		4/1	3-16
		8	7-16
			-----
		Total	36-5 or 4.5312 acres

2. Details of land owned by Hans Propcon Pvt. Ltd, District Gurgaon.

Village	Rect No.	Kila No	Area K-M-S
Badshahpur	153	7/2/1	2-3-6
		7/2/3	0-6-3
		8/1	7-7
		8/2	0-9
		9/1	3-14
		13/2	4-16
		14/1	2-0
		14/2	6-0
		17/2	7-12
		18	8-0
		24	8-0
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		Total	50-8 or 6.30 acres

3. Details of land owned by Glory Infracon Pvt. Ltd 251/483 share, Blossom Propbuild Pvt.Ltd 232/483 share, District Gurgaon.

Village	Rect No.	Kila No	Area K-M-S
Badshahpur	156	5/1/2	2-13-8
			-----
		Total	2-13-8 or 0.3368 acres

  
D G.T.C.P(Hr)

4. Details of land owned by Glory Infracon Pvt. Ltd. 2461/3813  
Blossom Propbuild Pvt.Ltd 1352/3813 share, District Gurgaon.

Village	Rect No.	Kila No	Area K-M
Badshahpur	156	4/2	4-4
		5/2/2	2-1
		6/2min	3-6
		7min	6-16
			----- 16-7 or 2.04375 acres -----

Grant Total 105K-13M-8S OR 13.2118 acres

  
Director General  
Town and Country Planning  
Haryana, Chandigarh  
