

Directorate of Town & Country Planning, Haryana

Ayojna Bhawan, Sector 18, Chandigarh
Phone:0172-2549349; e-mail:tcphry@gmail.com
http://tcpharyana.gov.in

LC-III
(See Rule 10)

To

S/Sh. Om Parkash, Jitender Kumar Ss/o Sh. Nain Singh
Sh. Ravinder Kumar S/o Sh. Om Parkash,
S/Sh. Tarun, Keshav Ss/o Sh. Jitender Kumar,
C/o Gupta Promotors Pvt. Ltd.
D 967, New Friends Colony,
New Delhi-65.

Memo. No. LC 2403-JE(I3) 2012/ 11904 Dated: 9/7/12

Subject: **Letter of intent for grant of license for development of Cyber Park Colony over an area measuring 6.1375 acres falling in the revenue estate of village Maidawas, Sector 66, Gurgaon - Manesar Urban Complex.**

Reference: Your application dated 08.07.2010 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 Cyber Park Colony on the land measuring 6.1375 acres falling in the revenue estate of village Maidawas, Sector 66, 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:

1)	Total area of Cyber Park	6.1375 acres
2)	Interim rate for Internal Development Works	₹ 50 Lac per acre
3)	Total Cost of Development	₹ 306.88 Lac
4)	37.5% bank guarantee required	₹ 115.08 Lac

EXTERNAL DEVELOPMENT WORKS:

1)	Total Area under Cyber Park Colony	6.1375 acres
2)	Area under Cyber Park component	5.892 acres
3)	Interim rate for EDC	₹ 260.70 Lac per gross acre
4)	Total Cost of Development	₹ 1536.05 Lac
5)	Area under commercial component	0.2455 acres
6)	Interim rate of EDC	₹ 313.063 Lac per acre
7)	Cost of Development	₹ 76.857 Lac
8)	Grand Total	₹ 1612.91 Lac
9)	25% bank guarantee required	₹ 403.23 Lac

Director General
Town & Country Planning
Haryana, Chandigarh

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It is made clear that 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/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 ₹ 10/-. Copies of the specimen of said agreements are enclosed herewith for necessary action.
5. To furnish an undertaking that the portion of the 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 ₹ 36,36,351/- (Rupees Thirty Six Lac Thirty Six Thousand Three Hundred Fifty One Only) on account of conversion charges and Rs. 42,01,286/- (Forty Two Lac One Thousand Two Hundred and Eighty Six only) on account of balance license fee be sent through Bank Draft in favour of the Director General, Town & Country Planning, Haryana payable at Chandigarh.
7. To furnish an undertaking that you shall deposit the Infrastructural Development Charges @ ₹ 250/- per sqm for IT component and @ ₹ 1000/- per sqm for commercial 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, Town & Country Planning, Haryana payable at Chandigarh. In failure of which, an interest @ 18% per annum for delay period shall be paid.
8. To furnish an undertaking that 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.
9. That you will 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. To submit an undertaking that you shall take permanent access from proposed service road along the development plan road.
11. That you shall integrate the services with HUDA services as and when made available.
12. To submit an undertaking to the effect that 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.
13. To furnish an undertaking to the following effect:
 - a) That I understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and
 - b) That I shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
14. To furnish an undertaking that you will 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.

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15. That you will submit a certificate from the District Revenue Authority stating that there is no further sale of the land applied for license till date and applicant companies are owner of the land.
16. That 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.
17. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by HUDA.
18. That you shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
19. The rain water harvesting system shall be providing as per central ground water Authority Norms/Haryana Govt. notification as applicable.
20. 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.
21. The colonizer/owner shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.
22. To furnish an undertaking that 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.
23. That you shall submit documentary proof regarding financial capacity of the company indicating the total paid up capital as minimum Rs. 2 crore before grant of license. Copy of Form 2 & 5 issued by MCA, Govt. of India website regarding enhanced paid up capital may be submitted.
3. To furnish an affidavit by land owners that land has not been sold to any person after entering into collaboration agreement with the colonizer, to whom LOI is being issued, and there is no collaboration agreement in force with any other person for same land.
24. That you will intimate your official Email ID and the correspondence to this ID by the Deptt. will be treated legal.
25. The above demanded fee and charges are subject to audit and reconciliation of accounts.



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

Endst. No. LC 2403 JE(B)-2012/

Dated:

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

1. Senior Town Planner, Gurgaon
2. District Town Planner, Gurgaon.


(DEVENDRA NIMBOKAR)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh
dtg.hqdn.tcp@gmail.com

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To be read with LOI Memo No. 11904 dated 9/7/12

1. Detail of land owned by Sh. Om Parkash, Jitender Kumar Ss/o Nain Singh, Village-Medawas, District-Gurgaon.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> K—M	<u>Area Taken</u> K—M
Medawas	33	1	8—0	3—3
		11/1	4—0	4—0
	34	5	8—0	8—0
		6/2	4—16	4—16
		7/1	6—18	6—18
		15/1	4—0	4—0
		15/2	4—0	4—0
		16	0—7	0—7

Total 35—4

2. Detail of land owned by Sh. Om Parkash, Jitender Kumar Ss/o Nain Singh 2/3 Share, Ravinder Kumar S/o Om Parkash 1/6 Share, Tarun, Keshav Ss/o Jitender Kumar 1-6 Share, Village-Medawas, District-Gurgaon.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> K—M	<u>Area Taken</u> K—M
Medawas	33	10	8—0	6—14
		11/2	4—0	4—0
	34	6/1/1	2—8	2—8
		6/1/2	0—16	0—16

Total 13—18

Grand Total 49—2

or 6.1375 acres

Director General
Town and Country Planning,
Haryana, Chandigarh
24.6.12

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