

From

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

To

1. M/s Vibhor Home Developer Pvt. Ltd.
 2. M/s Hamid Real Estate Pvt. Ltd.
 3. Dae Real Estate Pvt Ltd.
 4. M/s Pegeen Builders & Developer Pvt. Ltd.
 5. M/s Red Topaz Real Estate Pvt. Ltd.
 6. M/s Philia Estate Developer Pvt. Ltd.
 7. M/s Neelima Real Estate & Developers Pvt. Ltd.
 8. M/s Finain Estates Developers Pvt. Ltd.
 9. M/s Abheek Real Estate Pvt. Ltd.
- Group Companies of M/s DLF Limited
C/o M/s DLF Home Developers Limited
DLF Centre, Sansad Marg
New Delhi- 110001.

Memo No. LC-1391-(PA) -2009/ 1995

Dated 2-3-09

Subject: Grant of licence to develop a Group Housing Colony on the land measuring 27.4713 acre falling in revenue estate of village Palra in Sector-70A District Gurgaon.

Reference:- Your application dated nil received in this office on 12.03.2007 on the subject noted above.

2. 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 Group Housing Colony on the land measuring 50.06 acres falling in the revenue estate of village Palra District Gurgaon has been examined / considered by the department for the area 27.4713 acre for which you have a clear title of land and it is proposed to grant licence to you for the said area. 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 30 days from the date of issue of this notice, failing which the grant of licence shall be refused:

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

INTERNAL DEVELOPMENT WORKS:

i)	Area under group housing / commercial component	=	27.4713 acres
ii)	Interim rate for development	=	Rs.25.00 Lac per acre
iii)	Cost of development	=	Rs.686.78 Lac
iv)	Cost of construction of community site	=	Rs.89.40 Lac
v)	Total cost of development	=	Rs.776.18 Lac
vi)	25% bank guarantee required	=	Rs.194.05 Lac

EXTERNAL DEVELOPMENT WORKS:


i)	Area under group housing / commercial component	=	27.4713 acres
ii)	Interim rate for development	=	Rs.249.89 Lac per acre
iii)	Total cost of development	=	Rs.6864.80 Lac
iv)	25% bank guarantee required	=	Rs.1716.20 Lac.

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 being charged on tentative rates. There is likelihood of substantial enhancement in these rates. You will therefore be liable to pay the enhanced rates of external development charges and additional

bank guarantee as and when determined and demanded as per prescribed schedule by the DTCP Haryana. An undertaking may be submitted in this regard.

4. 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.
5. The conversion charges amounting to Rs. 1,81,78,639/- (Rs. One Crore Eighty One Lac Seventy Eight Thousand Six Hundred and Thirty Nine only) are liable to upon you the same will be deposited through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
6. To submit an undertaking that you will pay the infrastructure development charges- @ Rs.1000/- per sq meters for commercial component and @ Rs.625/- per sq mtr for group housing component in two equal installments. First installment will be within sixty days of grant of licence and second installment within six months of grant of licence, failing which 18% PA interest will be liable for the delayed period.
7. To submit an undertaking that you shall construct 12 mtr wide service 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.
8. To furnish an undertaking that the portion of 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.
9. 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.
10. 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
11. 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.
12. 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.
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, within 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 in the zoning plan of the project.
14. 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 any land in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon you.
15. 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.
16. The above demand for fee and charges is subject to audit and reconciliation of accounts.


 Director
 Town and Country Planning,
 Haryana, Chandigarh.