

From

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

To

1. M/s Aspirant Builders Pvt Ltd,
2. M/s Ornamental Realtors Pvt Ltd,
3. M/s BTVS Buildwell Pvt. Ltd,
4. M/s Adson Software Pvt. Ltd.  
C/O Base Exports Pvt. Ltd.  
5-I, Second Floor, Back Portion,  
Shahpur Jat, New Delhi-49,  
New Delhi-110049.

Memo No. DS-07/31798

Dated: 24-2-07

Subject: Grant of licence for setting up of a group housing colony on the land measuring 17.55 acres at village Behrampur District Gurgaon in residential sector-59 of the Gurgaon-Manesar Urban complex.

-0-

Reference your application dated 27.7.2006 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 17.55 acres has been examined /considered by the department and it is proposed to grant licence to you with a population density norms of 250 persons per acre. 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 from the date of issue of this notice failing which your request for grant of licence shall 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 DEVELOPMENT WORKS.

i)	Total Area under group housing development:	= 17.55 acres
ii)	Interim rate for IDW	= Rs. 25.00 lacs / acre
iii)	Cost of IDW	= Rs 438.75 lacs
iv.	Construction cost of one community building	= Rs. 44.70 lacs
iv)	Total cost of IDW	= Rs. 483.45 lacs
vi)	25% bank guarantee required	= Rs. 120.8625 lacs

EXTERNAL DEVELOPMENT CHARGES

i)	Area under Group Housing development	= 17.46225 acres.
ii)	Interim rates for EDC	= Rs.104.44 lacs/acre
iii)	Cost for EDC for G.H. area	= Rs.1823.76 lacs
iv)	Area under commercial use:	= 0.08775 acres
v)	Interim rate of EDC	= 104.44 lacs/acre
vi)	Cost of EDC for commercial area	= Rs. 9.1646 lacs

  
D.T.C.P. Hr.

vii)	Total cost of EDC (v + vi)	= Rs.1832.93 lacs.
viii)	25% bank guarantee required	= Rs. 458.23 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 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. An undertaking may be submitted in this regard.

4. To execute two agreements i.e. LC-IV and Bilateral agreement on LC-IV A 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. 20, 59,686/- ( Rs. Twenty lacs fifty nine thousand six hundred eighty six only ) through bank draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh on account of deficit licence fee.

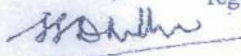
7. To deposit an amount of Rs. 1, 16, 13,274/- (Rs. One core sixteen lacs thirteen thousand two hundred seventy four only) through bank draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh on account of conversion charges.

8. To furnish an undertaking that you will deposit the infrastructure development charges @ Rs. 625/- per sq. meters for group Housing area measuring 17.46225 acres and @ Rs. 1000/- per sq. meters for the 0.5% commercial component of measuring 0.08775 acres, 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.

9. To furnish an undertaking that you shall derive permanent access from 12 meter wide service road and 24 meters wide internal road.

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 licensed land through give and take with the land

  
D.T.C.P. Hr.  
by



that HUDA is finally able to acquire any land in the interest of planned development and integration of services. The decision of competent authority shall be binding upon the colonizer.

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

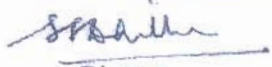
14. You are required to obtain NOC/ clearance with regard to notification dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before execution of development works at site.

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. An undertaking that you shall keep 55 ft right of way of the IOC pipe line free from construction and will seek the permission from the competent authority for laying down any road on this pipe line.

17. An undertaking to the effect that you will not obstruct the revenue rasta and will allow vehicular movement till the said rastas are acquired by Govt. Agencies from the panchayat and or are transferred to the colonizer.

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

  
Director,  
Town and Country Planning  
Haryana, Chandigarh

DIRECTORATE OF TOWN & COUNTRY PLANNING HARYANA

Sector -18, Chandigarh

Tele -Fax:0172-2548475; Tel:0172-2549851, E-mail:tcphry@gmail.com

Memo No:-LC-1042-DS (R)-2010/

Dated 12/5/10

To

M/s Aspirant Builders Pvt. Ltd.,  
M/s BTVS Buildwell Pvt. Ltd.  
M/s Ornamental Realtors Pvt. Ltd.  
M/s Adson Software Pvt. Ltd.,  
M/s Base Exports Pvt. Ltd.  
5-1, 2<sup>nd</sup> Floor, Back Portion Shahpur,  
New Delhi-110049.

**Subject:-** Renewal of licence No. 16 of 2008 dated 31.01.2008 granted for development of Group Housing Colony on the area measuring 17.55 acre falling in the revenue estate of village Behrampur in Sector-59 Gurgaon.

**Subject: -** Your application dated 09.12.2009 received in this office 11.12.2009 on the matter under subject.

1. Licence No. 16 of 2008 dated 31.01.2008 granted vide Endst No.5DP-2008/2605 dated 01.02.2008 for setting up of Group Housing Colony in the revenue estate of village Behrampur District Gurgaon is hereby renewed upto 30.01.2012 on the terms and conditions laid down therein. Further, you shall submit the valid bank guarantee on account of IDW upto 30.01.2012 within 60 days from the issue of this renewal.
2. It is further clarified that this renewal will not tantamount to certification or your satisfactory performance entitling you for renewal of licence for further period and you will get the licence renewed till the Final completion of the colony is granted.
3. Licence No. 16 of 2008 dated 31.01.2008 is also returned herewith in original.

(T.C. Gupta, IAS)

Director,  
Town & Country Planning,  
Haryana, Chandigarh.

Endst No. LC-1042-DS (R)-2010/

Dated:

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

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula
3. Senior Town Planner, Gurgaon.
4. District Town Planner, (P) Gurgaon.
5. Accounts Officer of the Directorate.

(Devendra Nimbokar)

District Town Planner (HQ)

For: Director, Town & Country Planning,  
Haryana, Chandigarh.