

## DIRECTORATE OF TOWN &amp; COUNTRY PLANNING, HARYANA

Ayojna Bhawan, Sector -18, Madhya Marg, Chandigarh

Phone: 0172-2549349, Email: tcphry@gmail.com, www.tcpharyana.gov.in

Memo No. LC-2477-DS (R)-2010/ 18346

Dated: 31.12.10

To

M/s Impartial Builders Pvt. Ltd,  
M/s Garland Infrastructure Pvt. Ltd,  
M/s Ashirbad Buildwell Pvt. Ltd,  
M/s Digital Sez. Developers Pvt. Ltd,  
M/s Grow High Realtor Pvt. Ltd,  
M/s Bright Star Builders Pvt. Ltd,  
M/s Passionate Builders Pvt. Ltd,  
M/s Designer Realtors Pvt. Ltd,  
M/s Visual Builders Pvt. Ltd,  
M/s Imagine Builders Pvt. Ltd,  
C/o M/s Countrywide Promoters Pvt. Ltd,  
M-11, Middle Circle, Connaught Place,  
New Delhi -110001.

**Subject:** Letter of Intent (LOI)- Grant of licence for Residential Plotted Colony on the land measuring 102.2 acres in village Palra, Sector-70 & 70A, Gurgaon Manesar Urban Complex.

**Reference:** Your application dated 13.10.2010 and 14.10.2010 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 Residential Plotted Colony on the land measuring 102.2 acre falling in the revenue estate of village Palra in Sector-70-70A, Gurgaon-Manesar Urban Complex has been examined /considered by the Department and it is proposed to grant licence to you in collaboration with individual landowners for the area details mentioned in the schedule of land enclosed. 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 Sixty days from the date of issue of this notice failing which your request for grant of licence shall be refused:

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

**INTERNAL DEVELOPMENT WORKS:**

i)	Area under commercial component	=3.67 acres
ii)	Interim rate for development	=Rs.50.00 lacs per acre
iii)	Total cost of development	=Rs.183.5 lacs
iv)	Area under Plotted	=98.53 acres
v)	Interim rate for development	=Rs.20.0 Lac per acre
vi)	Cost of Development	=Rs.1970.6 Lac
vii)	Cost of community facilities	=Rs.170.65lacs
viii)	Grand Total	=Rs.2324.75 lacs
ix)	25% bank guarantee required	=Rs.581.19 lacs

**EXTERNAL DEVELOPMENT WORKS:**

i)	Total Area under Plotted development	=98.53 acres
ii)	Interim rate for EDC	=Rs.64.636 lacs per acre
iii)	Cost of development	=Rs.6368.585lacs
iv)	Commercial component	=Rs.3.67 acres
v)	Rate of EDC(175FAR)	=Rs.301.851 lacs
vi)	Cost of Development	=Rs.1107.80 lac
vii)	Total Cost of Development	=Rs.7476.385 lacs
iv)	25% bank guarantee required	=Rs.1869.1 lacs.

D.T.C.P. (Hr.)

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 accordingly to the approved layout /building plan.

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 Balance licence fee liable upon you to Rs. **10,82,97,108/-** (Rs. Ten Crore Eighty Two Lac, Ninety Seven Thousand , One Hundred Eight only) may be deposited through bank draft in favour of the Director, Town and Country Planning, Haryana payable at Chandigarh.
6. The conversion charges are liable upon you to Rs. 8,48,35,804/- (Rs Eight Crore Forty Eight Lac Thirty Five Thousand Eight Hundred Four only ) may be deposited through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
7. To submit an undertaking that you will pay the Infrastructure Development Charges- @ Rs.1000/- per sq meters for 3.67 acres commercial area & 98.53 acres Plotted Development @ Rs 500/- per sq. mt. 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.
8. The applicants will transfer the land forming part of service roads /24 mtr. wide internal road as well as green belt if any free of cost to the Govt.
9. To furnish an undertaking to the effect that it is understood that the development/construction cost of 24 mtr wide road/major internal road is not included in the EDC rates and that you will pay the proportionate cost for acquisition of land, if any, along with 24 mtr. Wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning Haryana.
10. To furnish an undertaking that the portion of sector 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.
11. 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.
12. 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.
13. 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
14. 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.
15. 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.
16. 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.
17. 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.
18. You shall abide by the policy dated 02.03.2010 (duly hosted on web site namely [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)) relating to allotment of EWS plot.
19. To furnish an undertaking that applicant shall pay labour-cess charges as per policy dated 04.05.2010 (duly hosted on website namely [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)).

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20. You will complete the demarcation of the layout plan at site within two month from the date of grant of licence and submit the same to District Town Planner Gurgaon under the intimation to this office.
21. As per your application for area measuring 111.647 acres, the LOI is being granted for area measuring 102.2 acres only in view of Rule 8 of Haryana Development and Regulation of Urban Areas Rules 1976, therefore an undertaking be submitted that you will not claim any seniority/ pendency of application measuring 9.447 acres.
22. You shall submit the amended layout plan for the area measuring 102.2 acres at the time of compliance of the LOI.
23. The above demand for fee and charges is subject to audit and reconciliation of accounts.  
DA/schedule of land

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

Endst. No. LC-2477-DS (R)-2010/

Dated

A copy is forwarded to the following for information and to ensure the compliance of condition no. 20 of LOI.

- i) Senior Town Planner Gurgaon
- ii) District Town Planner (P) Gurgaon.

(Devendra Nimbokar)  
District Town Planner (HQ),  
For Director, Town and Country Planning,  
Haryana, Chandigarh

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To be read with LOI memo No. 18346 Dated 31-12-20

## 1. Detail of land owned by M/s Impartial Builders P Ltd. District Gurgaon.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Palra	12	21/2	2-4
		22/1	5-8
	17	1	7-12
		<b>Total</b>	<b>15-4</b>

## 2. M/s Garland Infrastructure P Ltd.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Palra	17	23/1/2	0-5
		23/2	6-0
		24/1	4-0
18	18	18	8-0
		19/1	0-16
		23/1	2-19
		13/2	2-16
		14/1	1-16
9	14/2	14/2	6-4
		16	10-13
		17	4-0
		25	8-0
		20	8-0
10	21	21	8-0
		22/1	4-0
		1	8-0
		10	8-0
		2/2	0-4
26	3	3	7-19
		4	8-0
		5/1	4-0
		6	8-0
		7	8-0
27	8/1	8/1	4-0
		10/2min	3-16
		9/1	2-18
		10/2	4-13
		<b>Total</b>	<b>142-19</b>

## 3. M/s Ashirbad Build well P Ltd.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Palra	8	6/2	2-12
		7	2-14
26	2/1/2/2	2/1/2/2	4-0
		17/1	2-8
8	16/2	16/2	5-16
		24/1/1	5-17
18	13/2	13/2	4-0
		2/2	2-5
25	9/1	9/1	3-11
		6	8-0
9	1	1	8-0
		<b>Total</b>	<b>49-3</b>

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4. M/s Digital Sez Developers P Ltd. 117/131 share, M/s Grow High Realtors P Ltd. 14/131 share

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Palra	25	1/1	6-11

5. M/s Digital Sez Developers P Ltd.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Palra	9	11/1	0-16
	8	15	8-0
		16/1	2-4
	26	1/2	5-2
	6	22	8-0
	9	2/1	2-11
	18	13/1/2	3-0
	25	2/1	5-15
		<b>Total</b>	<b>35-8</b>

6. M/s Ashirbad Build well P Ltd. 1/2 share, M/s Grow High Realtors P Ltd. 1/2 share

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Palra	16	9	8-0

7. M/s Grow High Realtors P Ltd.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Palra	26	8/2	3-2

8. M/s Bright Star Builders P Ltd.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Palra	17	21	8-0
		22/2	4-5
	18	15/2/2	1-19
		16/1	6-9
		16/2	1-10
		25/2/2	0-8
		24/2	2-0
		25/1/1	2-0
	25	4/1	7-11
		5/1	7-13
		6/2	3-0
	26	1/1	2-18
		2/1/1	2-7
		9	7-4
		10	8-0
	16	8	8-0
	25	1/2	1-9
		<b>Total</b>	<b>74-13</b>

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M/s Bright Star Builders P Ltd. 16/566 share, M/s Passionate Builders P Ltd. 550/566 share,

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Palra	10	11/3	7-12

9. M/s Bright Star Builders P Ltd. 19/70 share, M/s Passionate Builders P Ltd. 51/70 share,

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Palra	9	2/2/1	3-10

10. M/s Pdssionate Builders P Ltd.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Palra	27	9/2/2min	4-1
		10/1/2min	2-9
	17	24/2/1	0-5
	16	2	8-0
		3	8-0
	11	20/1/1	3-1
		<b>Total</b>	<b>25-16</b>

11. M/s Ashirbad Build well P Ltd. 5/12 share, M/s Digital Sez Developers P Ltd. 1/3 share, M/s Passionate Builders P Ltd. 1/4 share

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Palra	17	9/2/1	4-4
		9/2/2	1-16
		10/1	1-16
		11/2	2-8
		12/1/1	1-7
		12/1/2	3-2
		<b>Total</b>	<b>14-13</b>

12. M/s Garland Infrastructure P Ltd. 1/3 share, M/s Digital Sez Developers P Ltd. 1/3 share, M/s Impartial Builders P Ltd. 1/3 share,

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Palra	6	21	8-0
	7	25	4-16
	8	5	7-12
	9	1	8-0
		10/1	3-7
	18	9	8-0
		23/3	1-0
	25	3	7-12
		8	7-12
		13/1min	1-2
		<b>Total</b>	<b>57-1</b>

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**Hr. CHD.**  
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13. M/s Garland Infrastructure P Ltd. 1/6 share, M/s Digital Sez Developers P Ltd. 26/48 share, M/s Imagine Builders P Ltd. 1/8 share, M/s Impartial Builders P Ltd. 1/6 share,

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Palra	6	18	8-0
		19	8-0
		20	8-0
		23/1	2-8
		<b>Total</b>	<b>26-8</b>

14. M/s Garland Infrastructure P Ltd. 1/3 share, M/s Digital Sez Developers P Ltd. 1/3 share, M/s Impartial Builders P Ltd. 1/3 share,

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Palra	6	23/2/1	3-8
	7	16	1-16
		<b>Total</b>	<b>5-4</b>

15. M/s Visual Builders P Ltd

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Palra	11	13/2	3-16
		14/2	1-4
		14/3	1-19
		15	8-0
		17/1	3-0
		18/1	4-0
		19/1	4-4
	12	11	8-0
		20	8-0
		16	7-19
		17	8-0
		18	8-0
		19/1	4-13
		19/2	3-7
		22/2	2-12
		23	8-0
		24/2/2	0-4
Badshahpur	16	4/1	0-19
		4/3	1-2
		5/2	0-4
		2/2	5-18
		3	8-0
		8	5-4
		<b>Total</b>	<b>106-5</b>

16. M/s Impartial Builders P Ltd.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Palra	18	11	6-0

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**Hr. CHD.**  
*21/06/2015*

17. M/s Passionate Builders P Ltd. 1/2 share, M/s Grow High Realtors P Ltd. 1/16 share,

M/s Imagine Builders P Ltd. 7/16 share

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Palra	11	18/2	4-0
		19/2	3-16
		21	7-12
		<b>Total</b>	<b>15-8</b>

17. M/s Digital Sez Developers P Ltd. 218 share, M/s Ashirbad Buildwell P Ltd. 435 share, M/s Designer Realtors P Ltd. 109 share, total 362 share.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Palra	17	11/1	5-12
		12/2	0-18
		18/2	4-0
		19	8-0
		20	8-0
		22/1	3-11
		23/1/1	1-6
	18	6/2/1	4-15
		15/1/2	2-0
		<b>Total</b>	<b>38-2</b>

18. M/s Garland Infrastructure P Ltd. 93/488 share, M/s Digital Sez Developers P Ltd. 302/488 share, M/s Impartial Builders P Ltd. 93/488 share.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Palra	18	7/2	4-18
		8	8-0
		14/1/1	2-8
		14/2/2	0-17
		17/2	7-4
		27/2	1-1
		<b>Total</b>	<b>24-8</b>

21. M/s Grow High Realtors P Ltd. 1/16 share, M/s Imagine Builders P Ltd. 15/16 share

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Palra	11	24/1	4-16
		<b>Total</b>	<b>4-16</b>

**D.T.C.P.**  
Hr. CHD  
Ghosh P. 10/25



## 22. M/s Imagine Builders P Ltd.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Palra	10	16/2	4-17
		25	8-0
	11	20/1/2	2-5
		20/2	2-6
	12	21/1	5-16
	17	18/1	4-0
		24/2/2	3-15
	10	10	3-14
	12	2	1-9
		9	7-19
		12/1	1-11
		12/2/1	2-9
		23/2/1	3-4
	11	23/2/2	1-12
		3	8-0
	9	4	8-0
		5	8-0
		7	8-0
		8	8-0
		15	4-0
	12	1/1	4-19
	3	21	0-6
	4	25	3-19
	6	23/2/2	2-4
		24/1	6-0
		24/2	2-0
		25/2/1	6-1
		11/2	2-3
	10		
		<b>Total</b>	<b>124-9</b>

## 23. M/s Impartial Builders P Ltd.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Palra	18	12/1	1-0
	19	25	8-0
	24	5	8-0
		6min	6-0
		<b>Total</b>	<b>23-0</b>

**Grand Total****817-12 or 102.2 acres**

**Director**  
**Town and Country Planning,**  
**Haryana, Chandigarh**  
*21/10/20*