

From

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

From

1. M/s Vatika Landbase Pvt Ltd,
2. M/s. Buzz Technologies Pvt Ltd,
3. M/s Wonder Developers Pvt Ltd,
4. M/s Browz Technologies Pvt Ltd,
5. M/s. Avon Buildtech Pvt Ltd,
6. M/s Harinash Construction Pvt Ltd,
7. M/s Shivam Infrotech Pvt Ltd,
8. M/s. Spear Developers Pvt Ltd,
9. M/s. Mark Buildtech Pvt Ltd,
10. M/s. Onkareshwar Properties Pvt Ltd,
11. M/s. Spring Buildcon Pvt Ltd,
12. M/s Pagasus Developers Pvt Ltd,
13. M/s Pegasus Infrastructure Pvt Ltd,
14. M/s. Crazy Properties Pvt Ltd,
15. M/s Crazy Land & Housing Pvt Ltd
16. M/s. Sahar Land and Housing Pvt Ltd,
17. Shiv Ganesh Pvt Ltd.
18. Sanjay S/o Khem Chand
C/O M/s. Vatika Landbase Pvt Ltd,
Vatika Triangle, 7th floor, Sushant Lok I, Block A,
M.G. Road, Gurgaon.
Memo No.5DP-2007/ 32373
Dated 31-12-07

Subject:

Grant of licence to develop a residential plotted colony on the land measuring 182.796 acres in residential Sector-82, 82 A, 83 & 85 in village Sihi, Shikhopur & Sikanderpur Badha, at Gurgaon..

-0-

Reference your application dated 3.10.2006 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 and rules 1976 framed there under for the development of a residential plotted on the land measuring 182.796 acres falling in the revenue estates of village Sihi, Shikhopur & Sikanderpur Badha, Tehsil and Distt. Gurgaon. has been examined/considered by the Department and it is proposed to grant licence to you. 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:-

To furnish 25% bank guarantee on the estimated cost of internal works which has been worked out as under:-

INTERNAL DEVELOPMENT WORKS:

i)	Total Area under plotted	= 175.956 acres
ii)	Interim rate for development	= Rs.10.00 lacs per acre
iii)	Total cost of development	= Rs.1759.56 lacs
iv)	Commercial area	= 6.84 acres
v)	Interim rate	= Rs.25.00 lacs per acre
vi)	Total cost	= Rs.171.00 lacs
ix)	Total cost of community facilities	= Rs.369.60 lacs
x)	Grand Total	= Rs.2300.16 lacs
iv)	25% bank guarantee required	= Rs.575.04 lacs

EXTERNAL DEVELOPMENT WORKS:

i)	Total Area under plotted	= 175.956 acres
----	--------------------------	-----------------

S.T.C.P.

Dr. S. K. S.

W

For VATIKA LIMITED

Authorised Signatory

ii)	Interim rate for development	=Rs.24.18 lacs per acre
iii)	Total cost of development	=Rs.4254.62 lacs
iv)	Commercial area	=6.84 acres
v)	Interim rate	=Rs.121.85 lacs per acre
vi)	Total cost	=Rs.833.454 lacs
vii)	Grand Total	=Rs.5088.074 lacs
iv)	25% bank guarantee required	=Rs.1272.02 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. With an increase in the cost of construction and increase in the number of facilities in the layout plan, you would be required to furnish additional bank guarantee within 30 days on demand.

The rates of external development charges are tentative and are under consideration and are likely to be finalized soon. In the event of increase in external development charges, you will have to deposit the increased rates and also to submit the proportionate additional bank guarantee on account of increased rates of external development charges as and when demanded by DTCP Haryana and furnish an undertaking in this regard. It is further made clear that only the principal amount deposited on account of external development charges towards the land converted from plotted colony to group housing shall be adjusted.

3. To execute two agreements i.e. LC-IV and Bilateral agreement on the non-judicial stamp paper of Rs.3/-. Copies of the specimen of the said agreements are enclosed herewith for necessary action.
4. To deposit an amount of Rs. 4,06,91,777/- (Rs. Four crores, Six lacs, Ninety one thousand, seven hundred & Seventy Seven only) through bank draft in favour of Director, Town & Country Planning, Haryana payable at Chandigarh on account of conversion charges fee for plotted, group housing and commercial area.
5. To submit an undertaking that you shall deposit Infrastructural Development charges @ Rs. 500/- per sq.mtr. for the area under Plotted development and @ Rs.1000/- per sq. mtr. for the area under 4% commercial component through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh in two installments. First installment will be due within 60 days of grant of licence and second installment within six months of grant of licence.
6. To furnish an undertaking on non judicial stamp paper of Rs.3/- that the portion of sector/master plan road which shall form part of the licenced area, will be transferred to the Government free of cost in accordance with the provisions of Sector 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
7. To furnish an undertaking that you shall provide 24 meters wide internal circulation road as per approved internal circulation plan of sector-81 to 85 and the same shall be transferred free of cost to the Govt.
8. That you will integrate the services with the HUDA services or any other local authority as and when made available.
9. To furnish an undertaking to the effect that you will have no objection to the regularization of the boundaries of the licenced area through give and take with HUDA if

[Signature]

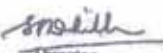
For V.P.C.P.
10/11/2008

For VATIKA LIMITED

Authorized Signatory

required for integration of services and for planned development and will abide by the decision of the competent authority.

- 10 To furnish an undertaking that will demolish the unauthorized construction raised at site before approval of demarcation / zoning plan.
- 11 To furnish an undertaking that will provide 18 mtrs right of way under 66 KVHT line as per norms.
- 12 To submit an undertaking that you shall obtain clearance from the competent authority if required under PLPA, 1900 and any other clearance required under any other law.
- 13 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.
- 14 To submit an undertaking that you will reserve the land for roads, open space, schools, public and community buildings and other common use shall not be less than forty five percent of the gross area of the colony. This will have atleast five percent green areas (open space) out of which not more than one percent will be incidental green areas (open space).
- 15 The fee and charges calculated above are subject to audit and reconciliation of Accounts.


Director,
Town and Country Planning,
Haryana Chandigarh.

For VATIKA LIMITED


Authorized Signatory

From

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

To

1. M/s Vatika Limited.
2. M/s Blossom Properties Pvt. Ltd.
3. M/s Kiet Developers Pvt. Ltd.
4. M/s Buzz Estate Pvt. Ltd.
5. M/s Wonder Developers Pvt. Ltd.
6. M/s Avon Buildtech Pvt. Ltd.
7. M/s Spring Buildcon Pvt. Ltd.
8. M/s Browz Technologies Pvt. Ltd.
9. M/s Sarvad Buildcon Pvt. Ltd.
10. M/s Shivganesht Buildtech Pvt. Ltd.
11. M/s Mark Buildtech Pvt. Ltd.
12. M/s Mapsko Builders Pvt. Ltd.
13. M/s Sahar Land & Housing Pvt. Ltd.
14. M/s Pegasus Infrastructure Pvt. Ltd.
15. M/s Crazy Properties Pvt. Ltd.
16. M/s Allied Photographic Pvt. Ltd.
17. M/s Calida Developers Pvt. Ltd.
18. M/s Casper Developers Pvt. Ltd.
19. Sh. Daljit S/o Sh. Tarachand,
20. Sh. Vikram S/o Sh. Daya Ram
21. Smt. Santra Davti D/o Sh. Ganpat
22. Sh. Ram Kumar S/o Sh. Manshukh
23. Sh. Ratan S/o Sh. Lakshman, Smt. Sawat, Leela D/o Lakshman
24. Sh. Kalu Ram S/o Sh. Dharam Pal
25. Sh. Satbir, Sh. Dharambir, Sh. Jaswant, Sh. Ved Prakash S/o Sh. Chiranji Lal,
C/o M/S Vatika Limited
Vatika triangle, Sushant Lok-I,
Block-A, M.G Road Gurgaon

Memo No. JD(BS)-LC-2224/2008/ 9072

Dated:- 31-8-09

Subject: Grant of additional licence to develop a Plotted Colony on the land measuring 98.781 acres falling in the Revenue Estate of Village Sihi, Shikohpur, Sikanderpur Badha in Sector 81, 82, 82A, 83, 85 Gurgaon Manesar Urban complex.

Reference your application dated nil received in this office dated 15.7.2009 on the subject noted above.

er
DTCP (HR)

Handwritten signature

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 a Residential Plotted Colony on the land measuring 98.781 acres falling in the Revenue Estate of Village Sihi, Shikohpur, Sikanderpur Badha in Sector 81, 82, 82A, 83, 85 Gurgaon Manesar Urban Complex has been examined/considered by the department and it is proposed to grant licence to you for the aforesaid colony. 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 letter, failing which the application for grant of licence shall be refuse.
3. To furnish 25% Bank Guarantee on account of internal development works and external development charges as per calculations given below:-

	INTERNAL DEVELOPMENT WORKS:		
i	Total Area under Plotted Colony	68.26100	acres
ii	Interim rate for Development	Rs. 10.00000	lacs per acre

For VATIKA LIMITED

Handwritten signature
Authorised Signatory

iii	Total Cost of Development Works	Rs.	682.61000	lacs
iv	Total Area under Group Housing		28.00000	acres
v	Interim rate for Development	Rs.	25.00000	lacs per acre
vi	Total Cost of Development Works	Rs.	700.00000	lacs
vii	Total Area Under Commercial		2.52000	acres
viii	Interim rate for Development	Rs.	25.00000	lacs per acre
ix	Total Cost of Development Works	Rs.	63.00000	lacs
x	Total Cost of Community Sites	Rs.	0.00000	lacs
xi	Grand Total	Rs.	1445.61000	Lacs
xii	25% Bank Guarantee required	Rs.	361.40250	Lacs
EXTERNAL DEVELOPMENT CHARGES:				
i	Total Area under Plotted Colony		68.26100	Acres
ii	Interim rate of EDC	Rs.	62.48000	lacs per acre
iii	Total Cost	Rs.	4264.94728	Lacs
iv	Total Area under Group Housing		28.00000	Acres
v	Interim rate of EDC	Rs.	249.89000	lacs per acre
vi	Total Cost	Rs.	6996.92000	Lacs
vii	Total Area Under Commercial		2.52000	Acres
viii	Interim rate of EDC	Rs.	291.54000	lacs per acre
ix	Total Cost	Rs.	734.68080	Lacs
x	Grand Total of EDC	Rs.	11996.54808	Lacs
xi	25% Bank Guarantee required	Rs.	2999.13702	Lacs

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. With an increase in the cost of construction and an increase in the number of facilities in the layout plan, you would be required to furnish as additional bank guarantee within 60 days on demand.

You shall be liable to pay 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. That you shall submit the additional bank guarantee on account of IDW for the community sites increased from the previous approved Layout Plan at the time of compliance of LOI.
5. 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.
6. 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 Area Act, 1975.
7. To deposit an amount of Rs. 9,26,531/- on account of Deficit scrutiny through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
8. To deposit an amount of Rs. 11,14,49,400/- on account of Deficit Licence fees through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
9. To deposit an amount of Rs. 7,71,67,865/- on account of conversion charges through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.

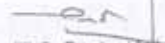
DTCP (HR)

Handwritten signature

For VATIKA LIMITED

Authorised Signatory

10. To submit an undertaking that you will pay the infrastructure development charges @ Rs.1000/- per sq. meter for commercial component area 2.52 acres in plotted and 0.14 acre in Group Housing and @ Rs. 625 per Sq. meter for Group Housing component area 27.86 and @ Rs.500/- per sq. meter for Plotted area 34.82 acres 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.
11. To submit an undertaking that you shall construct the Roads forming part of site area, if any, at your own cost and shall transfer the same free of cost to the Govt.
12. To submit an undertaking that you will take permanent access from proposed 12.00 meters wide service road and 24.00 meters wide internal road.
13. To submit an undertaking that you shall integrate the services with the HUDA services as per the approved service plans as and when made available.
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 the colonizer.
15. That you shall submit NOC/clearance as required under notification dated 19.01.2009 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site.
16. To submit an undertaking that you shall obtain clearance from the competent authority if required under PLPA, 1900 and any other clearance required under any other law.
17. 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.
18. 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 month period from the date of grant of licence to enable provision of site in your land for Transformers/ Switching Stations/ Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
19. The above demand for fee and charges is subject to audit and reconciliation of accounts.
20. That you shall submit a certificate from District Revenue Officer that the ownership of the applied land is still with applicants.


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

For VATIKA LIMITED


Authorised Signatory

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

Ayodhya Bhawan, Sector 18, Madhya Marg, Chandigarh.

Phone No: 0172-2549349, E-mail: tcphry@gmail.com, www.tcpharyana.gov.in

FORM LC-III

(See Rule 10)

Regd

To

1. M/s Calida Developers Pvt. Ltd.
2. M/s Stanway Developers Pvt. Ltd.
3. M/s Mandell Developers Pvt. Ltd.
4. M/s Sarvad Builders Pvt. Ltd.
5. M/s Vatika Limited.
6. M/s Kiet Developers Pvt. Ltd.
7. M/s Wonder Developers Pvt. Ltd.
8. M/s Casper Developers Pvt. Ltd.
9. Sh. Jagdish S/o Sh. Balbir, Sh. Samay Singh S/o Ameer Chand, Smt. Suneeta Devi, Smt. Pratibha Devi, Smt. Kela Devi D/o and Smt. Vidya Devi wd/o Sh. Meer Singh, Shri Kishan, Sh. Rajbir, Sh. Ranbir S/o Sh. Jagram, Sh. Atar Singh S/o Dalpat
10. Sh. Jeet Ram S/o Pratap Singh, Smt. Meena Devi w/o Virender Singh
11. Sh. Deendayal, Sh. Ram Kishore S/o and Smt. Manoj Kumari D/o Sh. Mahavir, Smt. Sona Wd/o and Rajkumar Sunil Kumar S/o Anil Kumar S/o Atar Singh
12. Sh. Shiv Narayan, Sh. Devender S/o Sh. Tara Chand, Sh. Surender, Jagat Singh, Sh. Bheem Singh, Sh. Lakshman S/o and Smt. Sheela Devi, Sh. Beena Devi D/o Sh. Santra Devi
13. Sh. Mahavir Singh S/o Sh. Ram Chander, Sh. Dheeraj S/o and Kumari Nisha D/o and Smt. Mamta W/o Sh. Bhawan Singh, Sh. Madanpal, Sh. Krishan Kumar and Smt. Omwati w/o Sh. Rajbir Singh, Sh. Jagmal S/o Sh. Hardev.

C/o M/s Vatika Ltd,
7th Floor, Vatika Triangle,
Block-A, Sushant Lok-I,
Gurgaon-122002 (Haryana)

Memo No. 5DP-V-2010/LC-1143 B/ 18343 Dated 31-12-10

Subject: Grant of licence to develop a residential plotted colony on the additional land measuring 44.454 acres falling in revenue estate of village Sihi, Shikohpur, Sikanderpur Badha, Sector-82, 82A, & 83 Tehsil & District Gurgaon.

Reference your application dated 19.05.2010 to grant licence to you to set up a plotted colony on the additional land measuring 44.45 acres in Sector-82, 82A, & 83, Gurgaon Manesar Urban Complex as per detail mentioned in the schedule of land enclosed. 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 licence shall be refused.

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

For VATIKA LIMITED

Authorised Signatory

DTCP (HR)
CHD.

INTERNAL DEVELOPMENT WORKS:

a)	Total area (Plotted)	= 42.672 acres
b)	Interim rate for development	= ₹ 20.00 lacs per acre
c)	Total cost of IDW	= ₹ 853.44 lacs
d)	Total area Commercial	= 1.778 acres
e)	Interim rate for development	= ₹ 50.00 lacs per acres
f)	Total cost of IDW	= ₹ 88.9 lacs
g)	Grand Total (c+f)	= ₹ 942.34 lacs
h)	25% BG on a/c of IDW	= ₹ 235.585 lacs

EXTERNAL DEVELOPMENT CHARGES

a)	Total area (Plotted)	= 42.672 acres
b)	Interim rate for development	= ₹ 64.636 lacs per acre
c)	Total cost of EDC	= ₹ 2758.15 lacs
d)	Total area Commercial component	= 1.778 acres
e)	Interim rate for development (175 FAR)	= ₹ 301.851 lacs per acres
f)	Total cost of EDC	= ₹ 536.6911 lacs
g)	Grand Total (c+f)	= ₹ 3294.8411 lacs
h)	25% BG on a/c of EDC	= ₹ 823.7103 lacs

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. With an increase in the cost of construction and an increase in the number of facilities in the layout plan, you would be required to furnish an additional bank guarantee within 30 days on demand.

2. You shall be liable to pay 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.

3. 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.

4. To furnish an undertaking that the portion of Sector/master plan 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.

5. To deposit an amount of ₹ 5,08,70,970/- (₹ Five Crores Eight Lac Seventy Thousand Nine Hundred Seventy only) on account of balance licence fee through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.

6. To deposit an amount of ₹ 3,78,63,068/- (₹ Three Crores Seventy Eight Lacs Sixty Three thousand and Sixty Eight only) on account of conversion charges through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.

DTCP (HR)
CHD.

For VATIKA LIMITED

Authorized Signatory


7. To submit an undertaking that you will pay the infrastructure development charges amounting ₹ 5, 30, 68,311/- (₹ Five Crores Thirty Lacs Sixty Eight Thousand three Hundred Eleven Only) @ ₹ 500/- per sq meter for residential plotted area, @ ₹ 625/- per sq meter for group housing area and @ ₹ 1000/- per sq mtr for commercial area in residential plotted/GH 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. To submit an undertaking that you shall construct the 24 m. wide road forming part of your site at your own cost and the entire area under road shall be transfer free of cost to the Govt.
9. That development /construction cost of 24m/18m/15m wide major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any along with the construction cost of the same as and when finalized and demanded by DTCP, Haryana.
10. To submit an undertaking that you will integrate the services with the HUDA services as per the approved service plans as and when made available.
11. 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.
12. That you will submit a certificate from the District Revenue Authority stating that there is no further sale of the land applied for licence till date and applicants are the owner of the land.
13. That you shall submit NOC as required under notification no. SO -1533(E) 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 that you shall obtain clearance from the Competent Authority if required under PLPA, 1900 and any other clearance required under any other law.
15. GAIL Gas pipeline is passing through the site accordingly ROW shall be provided as per norms.
16. 66 KV HT line passes through the proposed site accordingly ROW shall be provided in the layout plan under this HT Line.
17. The rain water harvesting system shall be provided as per Central Ground Water Authority Norms/ Haryana Govt. notification as applicable.
18. The provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an Occupation Certificate.

DTCP (MR)
CHD.

For VATIKA LIMITED

Authorised Signatory

19. The colonizer / owner shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.
20. 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 month period from the date of grant of licence to enable provision of site in licenced land for Transformers/ Switching Stations/ Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
21. To submit an affidavit that you have not filed any application for grant of licence/change of land use for the above said land.
22. 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.
23. The above demand for fee and charges is subject to audit and reconciliation of accounts.



(T.C. Gupta, IAS)
Director
Town and Country Planning,
Haryana, Chandigarh
Email: - tcphry@gmail.com

Endst. No. 5DP-V-2010/LC-1143 B/

Dated

A copy is forwarded to the following for information.

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

/ 
(Swati Anand)
District Town Planner (HQ)
For Director, Town and Country Planning
Haryana, Chandigarh

FOR VATIKA LIMITED


Authorised Signatory

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

Ayodhya Bhawan, Sector 18, Madhya Marg, Chandigarh.

Phone No: 0172-2549349, E-mail: tcphry@gmail.com, www.tcpharyana.gov.in

FORM LC-III
(See Rule 10)

Regd

To

1. M/s Spring Buildcon Pvt. Ltd.
2. M/s Kiet Developers Pvt. Ltd.
3. M/s Blossom Properties Pvt. Ltd.
4. M/s Mandell Developers Pvt. Ltd.
5. M/s Mark Buildtech Pvt. Ltd.
6. M/s Espo Developers Pvt. Ltd.
7. M/s Wonder Developers Pvt. Ltd.
8. M/s Marathon Promoters Pvt. Ltd.
9. M/s Browz Technologies Pvt. Ltd.
10. M/s Stanway Developers Pvt. Ltd.
11. M/s Casper Developers Pvt. Ltd.
12. Sh. Birender S/o Ramkhiladi, Sh. Babu Lal S/o Sh. Jagmal, Sh. Naveen, Sh. Harish S/o Sh. Parmanand, Sh. Mamchand S/o Sh. Bohdu, Sh. Rangrao S/o Sh. Badlu, Sh. Parvinder Kumar, Sh. Ravinder Kumar S/o Sh. Raghuvir, Sh. Rampath S/o Sh. Sher Singh
13. Sh. Brahamprakash, Sh. Shivkumar, s/o Smt. Murti, Smt. Beermati, Smt. Somwati, Smt. Savita d/o Smt. Murti, Sh. Narender, Sh. Birender S/o Sh. Ram Khiladi, Smt. Rajesh D/o Ram Khiladi, Smt. Kamla D/o Asarfi

C/o M/s Vatika Ltd,
7th Floor, Vatika Triangle,
Block-A, Sushant Lok-I,
Gurgaon-122002 (Haryana)

Memo No. 5DP-V-2010/LC-1143 C/ 18333 Dated 31-12-10

Subject: Grant of licence to develop a residential plotted colony on the additional land measuring 67.331 acres falling in revenue estate of village Sihi, Shikohpur, Sikanderpur Badha, Sector-82, 82A, 83, 84 & 85 Tehsil & District Gurgaon.

Reference your application dated 29.09.2010 to grant licence to you to set up a plotted colony on the additional land measuring 67.331 acres in Sector-82, 82A, & 83, 84 & 85 Gurgaon Manesar Urban Complex as per detail mentioned in the schedule of land enclosed. 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 licence shall be refused.

DTCP (HR)
CHD.

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

FOR VATIKA LIMITED

Authorised Signatory

INTERNAL DEVELOPMENT WORKS:

a)	Total area (Plotted)	= 64.64 acres
b)	Interim rate for development	= ₹ 20.00 lacs per acre
c)	Total cost of IDW	= ₹ 1292.80 lacs
d)	Total area Commercial (1.75%)	= 2.693 acres
e)	Interim rate for development	= ₹ 50.00 lacs per acres
f)	Total cost of IDW	= ₹ 134.65 lacs
g)	Grand Total (c+f)	= ₹ 1427.45 lacs
h)	25% BG on a/c of IDW	= ₹ 356.863 lacs

EXTERNAL DEVELOPMENT CHARGES

a)	Total area (Plotted)	= 64.64 acres
b)	Interim rate for development	= ₹ 64.636 lacs per acre
c)	Total cost of EDC	= ₹ 4178.07 lacs
d)	Total area Commercial component	= 2.693 acres
e)	Interim rate for development (1.75%)	= ₹ 301.851 lacs per acres
f)	Total cost of EDC	= ₹ 812.885 lacs
g)	Grand Total (c+f)	= ₹ 4990.955 lacs
h)	25% BG on a/c of EDC	= ₹ 1247.739 lacs

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. With an increase in the cost of construction and an increase in the number of facilities in the layout plan, you would be required to furnish an additional bank guarantee within 30 days on demand.

2. You shall be liable to pay 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.

3. 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.

4. To furnish an undertaking that the portion of Sector/master plan 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.

5. To deposit an amount of ₹ 7, 88, 45,400/- (₹ Seven Crores Eighty Eight Lac Forty Five thousand Four Hundred only) on account of balance licence fee through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.

6. To deposit an amount of ₹ 5,73,53,396/- (₹ Five Crores Seventy Three Lac Fifty Three Thousand Three Hundred Ninety Six only) on account of conversion charges through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.

DTCP (MR)
CHD.

FOR VATIC LIMITED

Authorised Signatory

7. To submit an undertaking that you will pay the infrastructure development charges amounting ₹ 8, 03, 85,561/- (₹ Eight Crores Three Lacs Eighty Five Thousand Five Hundred Sixty One Only) @ ₹ 500/- per sq meter for residential plotted area and @ ₹ 1000/- per sq mtr for commercial area in residential plotted 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. To submit an undertaking that you shall construct the 24 m. wide road forming part of your site at your own cost and the entire area under road shall be transfer free of cost to the Govt.
9. That development /construction cost of 24m/18m/15m wide major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land if any along with the construction cost of the same as and when finalized and demanded by DTCP, Haryana.
10. To submit an undertaking that you will integrate the services with the HUDA services as per the approved service plans as and when made available.
11. 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.
12. That you will submit a certificate from the District Revenue Authority stating that there is no further sale of the land applied for licence till date and applicants are the owner of the land.
13. That you shall submit NOC as required under notification no. SO -1533(E) 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 that you shall obtain clearance from the Competent Authority if required under PLPA, 1900 and any other clearance required under any other law.
15. A 66 KV HT line passes through the proposed site accordingly ROW shall be provided in the layout plan under this HT Line.
16. The rain water harvesting system shall be provided as per Central Ground Water Authority Norms/ Haryana Govt. notification as applicable.
17. The provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an Occupation Certificate.
18. The colonizer / owner shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.

DTCP (HR)
CHD.

For VANKA LIMITED
Authorised Signatory

19. 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 month period from the date of grant of licence to enable provision of site in licenced land for Transformers/ Switching Stations/ Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
20. To submit an affidavit that you have not filed any application for grant of licence/change of land use for the above said land.
21. 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.
22. The above demand for fee and charges is subject to audit and reconciliation of accounts.

(T.C.Gupta, IAS)
Director
Town and Country Planning,
Haryana, Chandigarh
Email: - tcphry@gmail.com

Endst. No. 5DP-V-2010/LC-1143 C/

Dated

A copy is forwarded to the following for information.

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

(Swati Anand)
District Town Planner (HQ)
For Director, Town and Country Planning
Haryana, Chandigarh

For VATIKA LIMITED

Authorised Signatory

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector 17 C, Chandigarh

Phone: 0172-2549349 e-mail:tcphry@gmail.com

website:-http://tcpharyana.gov.in

Regd. Post

To

Mark Buildtech Pvt. Ltd.
Casper Developers Pvt. Ltd.
Espo Developers Pvt. Ltd.
Marathon Promoters Pvt. Ltd.
Bendek Developers Pvt. Ltd.
Kiet Developers Pvt. Ltd.
Blossom Properties Pvt. Ltd.
Mendell Developers Pvt. Ltd.
Vatika India Next Pvt. Ltd.
Sh. Bhoop Singh, Ram Singh, Ramkhiladi, Satbir, Nanak chand Ss/o Sh. Amer Singh
Sh. Rammher S/o Lala,
Omkar, Pooran, Dayaram Ss/o Dhani Ram
Satish, Jaswant Ss/o Mangal Singh,
Raj Kumar Jaiparkash, Balwan Ss/o Sh. Ishwar Singh
Vatika Ltd.
Cadila Developers Pvt. Ltd.
Farmina Development Pvt. Ltd.
Crazy Properties Pvt. Ltd.
Stanway Developers Pvt. Ltd.
Wonder Developers Pvt. Ltd.
Paxton Promoters & Developers Pvt. Ltd.
Spring Buildcon Pvt. Ltd.
Sahar Land & housing Pvt. Ltd.
Narender Singh, Naresh Kumar, Mahesh Kumar, Ss/o Prabhawati
Krishan, Abhay Singh, Virender, Omprakash Ss/o Arjan
C/o Vatika Ltd.
7th Floor, Vatika Triangle,
Block A, Sushant Lok-I,
Gurgaon-122002.

Memo No. LC-1143-E-JE (VA)-2013/

Dated:

62441
31/12/13

Subject :-

Grant of license for setting up of a **RESIDENTIAL PLOTTED COLONY** on the land measuring 83.848 acres in addition to their earlier licensed area measuring 393.358 acres (113 of 2008 dated 01.06.2008, license no. 71 of 2010 dated 15.09.2010, license no. 62 of 2011 dated 02.07.2011 and license no. 76 of 2011 dated 07.09.2011) in Sector 81, 82, 82A, 83, 84 & 85 Gurgaon -Vatika Ltd. in collaboration with their associates companies and land owners.

Ref.

Your application dated 20.03.2012 & 13.11.2013 on the above noted subject.

Your request for grant of license on area measuring 83.848 acres under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976 framed thereunder for the development of a **RESIDENTIAL PLOTTED COLONY** is examined and it has been proposed to grant license on the land measuring 83.848 acres falling in the revenue estate of village Sihi, KherkiDaula, Sikanderpur Badha, Sector 81, 82, 82A, 83, 84 & 85, Gurgaon - Manesar Urban Complex. 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 issuance of this notice, failing which the grant of license shall be refused.

To furnish the bank guarantee on account of Internal Development Charges for the amount calculated as under:-

For VATIKA LIMITED

[Signature]
D.G.T.C.P. (Hr.)

[Signature]
Authorised Signatory

1. **INTERNAL DEVELOPMENT WORKS (IDW)**
 - A) Tentative rates for Commercial component = ₹ 167.70 Lacs
@ ₹ 50.00 Lac per acre
 - B) Tentative rates for Plotted Development = ₹ 1609.88 Lacs
@ ₹ 20.00 Lac per acre
 - C) Cost of Community Site = ₹ 168.40 Lacs
 - D) Total cost of Internal Development Works = ₹ 1945.98 Lacs
 - E) 25% B.G. on account of IDW = ₹ 486.495 Lacs
2. **EXTERNAL DEVELOPMENT CHARGES (EDC)**
 - A) Charges for Plotted Development (80.494 acres) = ₹ 6924.9793 Lacs
(@ ₹ 86.03 Lac/acre)
 - B) Charges for Comm. Component (3.35392 acres) = ₹ 1347.4843 Lacs
(@ ₹ 401.764 Lac/acre)
 - C) Total cost of Development = ₹ 8272.4636 Lacs
 - D) 25% bank guarantee required = ₹ 2068.1159 Lacs

It is made clear that the bank guarantee of Internal Development Works has been worked out on the interim rates and you have to submit the additional bank guarantee if any, required at the time of approval of Service Plan/Estimate according to the approved layout plan. With an increase in the cost of construction and an increase in the number of facilities in the layout plan, you would be required to furnish an additional bank guarantee within 30 days on demand.

The rates of External Development Charges are being levied as interim rates and these are likely to be finalized soon. In the event of increase of rates of external development charges, you will have to pay the rates of external development charges as finally determined and as and when demanded by the DGTCP, Haryana and furnish additional bank guarantee, if required as per finalized schedule and submit an undertaking in this regard.

1. To execute two agreements i.e. LC-IV-B and Bilateral Agreement on Non-Judicial Stamp Paper of ₹3/- . Two copies of specimen of the said agreement are enclosed herewith for necessary action.
2. To deposit an amount of ₹ 7,14,22,728/- on account of conversion charges and ₹ 13,60,17,727/- on account of balance license fee through bank draft in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh.
3. To furnish an undertaking that you will deposit an amount of ₹ 18,66,32,909/- on account of Infrastructure Development Charges @ ₹ 500/- per sq m for plotted area and ₹ 1000/- per sq m (FAR 175) for commercial area in two equal installments after grant of license. First installment shall be payable within 60 days and second installment within six months from the date of grant of license, failing which 18% interest PA will be charged.
4. To submit an undertaking that you will construct 24/30 m wide internal circulation road falling through your site side at your own costs and the entire road shall be transferred free of cost to the Government.
5. To furnish an undertaking that portion of sector road, service road and internal circulation plans road which shall form part of the license 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 Area Act, 1975.
6. To submit an undertaking that you will integrate the services with the HUDA services as and when available.

For VATIKA LIMITED

Authorised Signatory

7. To submit an undertaking that you will have no objection to the regularization of the boundaries of the licensed land through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon the colonizer.
8. To 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.
9. That you shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
10. To submit an undertaking to the effect that you shall make arrangement 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.
11. To submit 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 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.
12. To submit an undertaking that you shall provide the rain water harvesting system as per central ground water Authority Norms/Haryana Govt. notification as applicable.
13. That you shall abide by the policy dated 03.02.2010 & 14.06.2012 related to an allotment of EWS plots/flats.
14. To furnish an undertaking that the development/construction cost of 24/30 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land if any, alongwith the construction cost of 24/30 m wide road/major internal road as and when finalized and demanded by the Director General Town & Country Planning, Haryana.
15. To submit an undertaking that you shall provide the Solar water heating system as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
16. That you will intimate your official "email ID" to the department and correspondence done by department on this ID shall be treated as official intimation & legally valid.
17. To submit an affidavit duly attested by 1st Class Magistrate, 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 License/change of land use under the provision of the Punjab Schedule Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963.
18. To submit an undertaking that you shall complete the demarcation at site as per Layout Plan and submit the same in the office of District Town Planner, Gurgaon within 2 months from issuance of the license.
19. That 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 & full particulars of the scheduled bank wherein you have to

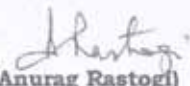
For VATIKA LIMITED


Authorised Signatory

- deposit thirty percentum of the amount released from the flat holders for meeting the cost of internal development works in the colony.
20. To submit an affidavit duly attested by 1st Class Magistrate, from the their associate companies that this land has not been sold to any person after entering into collaboration agreement with the colonizer to whom LOI is being issued and also that presently there is no collaboration agreement enforced with any other person for the same land.
 21. To submit an undertaking that you shall deposit the labour cess as applicable as per rules before approval of building plans.
 22. That in continuation of the collaboration agreement submitted earlier a copy of all such agreements be got registered and submitted afresh and supplementary collaboration agreement may be entered into by Vatika Ltd. with land owing individuals/agencies and also got registered, to the effect that:
 - (i) The developer company, i.e., Vatika Ltd. shall be responsible for compliance of all terms & conditions of license/provisions of Act of 1975 & Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DGTCP, Haryana whichever is earlier.
 - (ii) The agreement shall be irrevocable and no modification/ alteration etc in the terms & conditions of such agreement can be undertaken, except after obtaining prior approval of the DGTCP, Haryana.
 23. To submit an undertaking that at the time of booking of the plots / flats / commercial space in the licensed colony, if the specified rates of Plots/Flats/commercial space do not include IDC/EDC and are to be charged separately as per rates fixed by the Government from the plots / flats / commercial space owners, you shall also provide details of calculations per sq. mtrs. /per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
 24. To submit an undertaking that you shall not give any marketing and selling rights to any other company other than the collaborator company.
 25. That you shall enhance the paid up capital of Vatika Ltd. to ₹ 44.00 crores & submit Form - 2 & 5 from the MCA, Govt. of India website authenticating the above, before issuance of the license.
 26. That an amount of ₹ 9.08 Lacs is outstanding on account of IDC in your license no. 76 of 2011 and an amount of ₹ 19.16 crores is outstanding on account of EDC in license no. 71 of 2010 & 62 of 2011. In this regard you shall clear the entire IDC dues and deposit half of the amount of outstanding EDC before the grant of present license and remaining half shall be cleared within 6 months from the grant of license.
 27. That since a IOC Gas pipeline is passes through the site, you shall comply with the terms & conditions as intimated by IOC for safety and security of the Gas pipeline as well as that of prospective residents of the colony. An undertaking to this effect be submitted.
 28. The fee and charges being conveyed are subject to audit and reconciliation of accounts.

For VATIKA LIMITED

Authorised Signatory


(Anurag Rastogi)
Director General, Town & Country Planning
Haryana Chandigarh

Endst. LC-1143-E-JE (VA)-2013/

Dated:

A copy is forwarded to the following alongwith copy of land schedule, with direction to verify demarcation at the site as per office memo no. Misc.-2072/JD (BS)/2010/11451-83 dated 14.09.2010.

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



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

For VATIKA LIMITED


Authorised Signatory

Regd.

(LC-III, See Rule-10)

To

Vatika Limited,
7th Floor, Vatika Triangle,
Block A, Sushant Lok-I,
Gurugram-122002.

Memo No. LC- 1143-F/Asstt (AK)/2018 34395

Dated 19-12-2018

Subject:- Letter of Intent- Grant of license for setting up of a RESIDENTIAL PLOTTED COLONY on the additional land measuring 12.50625 acres in addition to their earlier licensed area measuring 477.206 acres (License No. 113 of 2008 dated 01.06.2008, license no. 71 of 2010 dated 15.09.2010, license no. 62 of 2011 dated 02.07.2011, license no. 76 of 2011 dated 07.09.2011 & License No. 66 of 2014 dated 15.07.2014) in Sector 81, 82, 82A, 83, 84 & 85 Gurugram -Vatika Ltd.

Reference:- Your application dated 03.05.2016 & 22.12.2017 on the above noted subject.

2. Your request for grant of license on an additional area measuring 12.50625 acres in contiguous to plotted colony measuring 477.206 acres (licence No. 113 of 2008 dated 01.06.2008, license no. 71 of 2010 dated 15.09.2010, license no. 62 of 2011 dated 02.07.2011, license no. 76 of 2011 dated 07.09.2011 & License No. 66 of 2014 dated 15.07.2014) under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976 framed thereunder for the development of a RESIDENTIAL PLOTTED COLONY has been examined/considered by the Department and it is proposed to grant license on the land measuring 12.50625 acres falling in the revenue estate of village Sihi, Sikhopur, Sikanderpur Badha, Nakhdaula Sector 81, 82, 82A, 83, 84 & 85, Gurugram - Manesar Urban Complex. 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 issuance of this notice, failing which the grant of license shall be refused.

2. To furnish the bank guarantee on account of Internal Development Charges & External Development Charges for the amount calculated as under:-

INTERNAL DEVELOPMENT WORKS:-

Area under Plotted 12.50625 acres	= Rs. 250.125 Lacs
@ Rs 20.00 Lac per acre 12.50625 X 20 Lac	= Rs. 78.20 Lacs
Cost of community site	= Rs. 328.325 Lacs
Total cost of Internal Development Works	= Rs. 82.08 Lacs (Valid for five years)
25% B.G. on account of IDW	

EXTERNAL DEVELOPMENT WORKS:-

Area under Plotted component	= 12.50625 acre
Interim rate of EDC	= Rs. 104.0963 Lacs
Amount	= Rs. 1301.85 Lacs
Total Amount.	= Rs. 1301.85 Lacs
25% bank guarantee required	= Rs. 325.46 Lacs (Valid for five years)

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

For VATIKA LIMITED

Authorised Signatory

It is made clear that the Bank Guarantee of Internal Development Works has been worked out on the interim rates and you have to submit an additional Bank Guarantee if any, required at the time of approval of Service Plan/Estimate according to the approved layout plan. With an increase in the cost of construction and an increase in the number of facilities in the layout plan, you would be required to furnish an additional bank guarantee within 30 days on demand. In the event of increase of rates of external development charges, you will have to pay the enhanced rates of external development charges as finally determined and as and when demanded by the DTCP, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.

4. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of Rs. 10/-. Two copies of specimen of the said agreements are enclosed herewith for necessary action.

5. To deposit an amount of Rs. 78,15,941/- (Rupees seventy eight lacs fifteen thousand nine hundred forty one only) on account of balance licence fee to be deposited online at website i.e. www.tcpharyana.gov.in.

6. To deposit an amount of Rs. 79,96,822/- (Rupees seventy nine lacs ninety six thousand eight hundred twenty two only) on account of conversion charges, to be deposited online at website i.e. www.tcpharyana.gov.in.

7. To deposit an amount of Rs. 1,86,50,741/- (Rupees one crore eighty six lacs fifty thousand seven hundred forty one only) on account of scrutiny fee for revision in the layout plan.

8. To furnish an undertaking on non-judicial stamp paper of Rs. 10/- to the following effect:-

- a) To submit an undertaking that you will pay the infrastructure development charges amounting Rs. 2,53,06,397/- (Rupees Two Crore fifty three lacs six thousand three hundred ninety seven only) @ Rs. 500/- per sqm for the plotted component in two equal installments. First installment shall be payable within sixty days of grant of licence and second installment within six months from the date of grant of licence, failing which 18% PA Interest will be charged.
- b) To furnish an undertaking that you shall maintain and upkeep all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
- c) To furnish an undertaking that area coming under the sector roads and restricted belt/green belt which forms part of licenced area and in lieu of which benefit to the extent permissible as per policy towards plotable area is being granted, shall be transferred free of cost of the Govt.
- d) To submit an undertaking that if any external development works are provided at any stage by HUDA/Government, then applicant shall have to pay the proportionate development charges.
- e) 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. (M) 9.3.7.0

For VAFIKA LIMITED

Authorised Signatory

- f) That you shall submit NOC as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site.
- g) That you shall seek approval from the Competent Authority under the Punjab Land Preservation Act, 1900 or any other clearance required under any other law.
- h) 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.
- i) To submit an undertaking that you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- j) To submit an undertaking that you shall make provision of solar water heating system as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- k) To submit an undertaking that you shall use only LED lamps fitting for internal lighting as well as campus lighting.
- l) To submit an undertaking that you shall ensure the installation of Solar Photovoltaic Power Plant as per provision of notification no. 22/52/2005-5 power dated 03.09.2014 of Haryana Government Renewable Energy Department if required
- m) 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.
- n) To furnish an undertaking to the effect that it is understood that the development / construction cost of 24/18 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any alongwith the construction cost of 24/18 m wide road/major internal road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana.
- o) To furnish an undertaking that you shall arrange electric connection from outside source for electrification of his colony from HVPN and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which he shall get the electrical (distribution) service plan /estimates approved from the agency responsible for installation of external electric services i.e. HVPN/UHBYNL/DHBYNL Haryana and complete the same before obtaining completion certificate for the colony.
- p) To furnish an undertaking that you shall permit the Director or any other officer authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the licence granted.
- q) To furnish an undertaking that you shall deposit thirty per centum of the amount realised, from time to time, by him, from the plot holders within a period of ten days of its realization in a separate account to be maintained in a scheduled bank. This amount shall only be utilized by him towards meeting the cost of internal development works in the colony.
- r) To furnish an undertaking that you shall abide for paying the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- s) To furnish an undertaking that you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.

72
D.T.C.P. (M.)

For VATIKA LIMITED

Authorised Signatory

- t) To furnish an undertaking that you shall not give any marketing and selling rights to any other company other than the collaborator company
- u) To furnish an undertaking that no claim shall lie against HUDA till non-provision of EDC services, during next five years.
- v) That you shall complete the demarcation at site within two month from date of licence and will submit the demarcation plan in the office of District Town Planner, Gurugram under the intimation to this office.
- w) To submit an undertaking for compliance of Rule -24,26,27 & 28 of Rules 1976 & Section -5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number & full particulars of the scheduled bank wherein you have to deposit thirty per centum of the amount from buyers for meeting the cost of internal development works in the colony.
9. That you shall submit a certificate from District Revenue Authority, Gurugram and Deputy Commissioner, Gurugram stating that there is no further sale of the land applied for licence till date and the applicants are owner of the land.
10. That you shall submit the NOC from District Forest Officer Gurugram regarding applicability of any Forest Law/notifications.
11. That you shall clear the outstanding dues pending against various licences granted in the state or opt the EDC reschedulement policy dated 21.09.2018.
12. You shall get renewed the licence No. 113 of 2008 and 71 of 2010 before grant of licence.
13. That you will intimate your official Email ID and the correspondence address to the Department which will be treated legal and enforceable.
14. That you shall give public notice in three leading news papers of English and Hindi (2+1) published in the District, within a period of 15 days from the issuance of this approval, one of which should be local news paper, stating that the company has not created any third party rights on the applied land measuring 12.50625 acres and the applicant company intends to revised the approved layout plan if general public/allottee of licenced area measuring 477.206 acres (if any) has any objection to the above stated revision, the same may be submitted in the office of District Town Planner, Gurugram within a period of 15 days from the date of issue of public notice. Simultaneously, you shall also inform about the proposed revision in the originally approved layout plan of the complete colony. A copy of earlier approved layout plan and the proposed layout plan due to carving out of colony be made available on the website of your company, at the office of developer/colonizer as well as in the office of District Town Planner, Gurugram. You shall submit report clearly indicating the objection, if any, received by you from allottee and action taken thereof alongwith an undertaking to the effect that

For VATIKA LIMITED

Authorised Signatory

the rights of the existing allottee (if any) have not been infringed in the office of District Town Planner Gurugram after expiry of 15 days time of public notice.

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

DA/schedule of land.



(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana Chandigarh/R

Endst. LC-1143-F-Asstt(AK) 2018/

Dated:

A copy is forwarded to the following alongwith copy of land schedule for information and necessary action.

1. Chief Administrator HSVP, Sector-6, Panchkula.
2. Additional Director, Urban Estates, Sector-6, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram, with the direction to verify demarcation at the site.
5. Nodal Officer (Website) O/o DTCP, Hr.


(Rajesh Kaushik)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

For VATIKA LIMITED


Authorised Signatory