

Directorate of Town & Country Planning, HaryanaAyojna Bhawan, Sector-18, Chandigarh, web site tpharyana.gov.in
Phone: 0172-2549349; e-mail: tphry@gmail.com

Regd.

(LC-III, see Rule 10)

To

1. Lord Krishna Infra Projects Ltd,
 2. Niketan Real Estate Pvt. Ltd.,
 3. Ansal SEZ Projects Ltd.
 4. Effulgent Realtors Pvt. Ltd.
 5. Dream Infracon Pvt. Ltd.
 6. Mangal Murthi Realtors Pvt. Ltd.
 7. Einstein Realtors Pvt. Ltd.
 8. Sarswati Buildwell Pvt. Ltd.
 9. Ansal Township Infrastructure Pvt. Ltd.
 10. Sukh Dham Colonizers Pvt. Ltd.
 11. Hari Dham Colonizer Pvt. Ltd.
 12. Mannat Infrastructure Pvt. Ltd.
- C/o Ansal Properties and Infrastructure Ltd.,
115, Ansal Bhawan, 16 Kasturba Gandhi Marg,
New Delhi-110001.
Email – apisactionshr@analapi.com

Memo. No. LC-2136-F-JE(S)-2013/

35116

Dated:

1/4/2013.

Subject: - Letter of Intent for setting up of Residential Plotted Colony on the additional land measuring 38.262 acres (in contiguous to already licenced land measuring 142.306 acres) in the revenue estate of village Badshahpur, Sector-67-A & 67, GMUC, District Gurgaon – Ansal Properties and Infrastructure Ltd.

Reference: Your application dated 19.12.2012 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 a Residential Plotted Colony on the land measuring 38.262 acres of village Badshahpur, Sector 67-A & 67 of Gurgaon-Manesar Urban Complex, Distt. Gurgaon 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. Area under residential component | = 37.262 acres |
| 2. Interim rate for development @ Rs. 20.00 lac per acres | = Rs. 745.24 lac |
| 3. Area under Comm. component | = 1 acre |
| 4. Interim rate for development @ Rs. 50.00 lac per acres | = Rs. 50 lac |
| 5. Cost of community sites | = Rs. 67.05 lac |
| 6. Total cost of development | = Rs. 862.29 lac |
| 7. Bank Guarantee required (25% of the total) | = Rs. 215.58 lac |

EXTERNAL DEVELOPMENT WORKS:

- | | |
|---|--------------------|
| 1. Area under residential component | = 37.262 acres |
| 2. EDC for plotted @ Rs. 86.031 lac per acres | = Rs. 3205.687 lac |
| 3. Area under Comm. Component | = 1 acre |
| 4. EDC for Comm. @ Rs. 401.764 lac per acres | = Rs. 401.764 lac |
| 5. Total cost of development | = Rs. 3607.45 lac |
| 6. Bank Guarantee required (25% of the total) | = Rs. 901.86 lac |

Shankar
DG, TCP (HR)

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 Rs. 10/-. Copies of the specimen of said agreements are enclosed herewith for necessary action.
5. To deposit a sum of Rs. **2,97,75,382/-** on account of conversion charges and **Rs. 1,25,53,928/-** on account of deficit licence fee be sent through bank draft in favour of Director General, Town & Country Planning, Haryana, Chandigarh.
6. To furnish an undertaking that-
 - i) You shall deposit Rs. **8,24,81,907/-** on account of Infrastructural Development Charges @ Rs. 500/- per Sqm for plotted component and @ Rs. 1000/- per Sqm for commercial component for 175 % FAR, 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.
 - ii) 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.
 - iii) 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.
 - iv) You shall take permanent access from proposed service road along the development plan road.
 - v) You shall integrate the services with HUDA services as and when made available.
 - vi) 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.
 - vii) I understand that the development/ construction cost of 24/18 m major internal roads is not included in the EDC rates and I shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24/18 m wide major internal roads as and when finalized and demanded by the Department.
 - viii) 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.
 - ix) 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.
 - x) You shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DG, TCP Haryana till these services are made available from External Infrastructure to be laid by HUDA.
 - xi) You shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
 - xii) The rain water harvesting system shall be providing as per central ground water Authority Norms/Haryana Govt. notification as applicable.
 - xiii) 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.

- xiv) You shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.
 - xv) 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.
 - xvi) 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 and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the plot/flat holders for meeting the cost of internal development works in the colony.
 - xvii) The pace of the construction should be atleast in accordance with sale agreement executed with the buyers of the plot/shop as and when scheme is launched.
 - xviii) You shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flats owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
 - xix) You will intimate your official Email ID and the correspondence to this ID by the Department will be treated legal.
 - xx) The rates of licence fee has been revised/approved by the Govt. and the additional amount of licence fee be deposited as per revised rates within a period of 30 days, as and when demanded by the Department.
 - xxi) You will maintain the ROW along HT lines.
7. You shall submit the layout plan of the colony as per approved circulation plan of the sector.
 8. 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.
 9. You will submit a certificate from the District Revenue Officer through Deputy Commissioner, Gurgaon conforming unencumbered ownership of the land as on date and there is no further sale of the land applied for license till date and applicant companies are owner of the land. Copy of latest revenue documents i.e. Jamabandi, Mutation and Aks Sajra Plan duly issued by Halqa Patwari should be enclosed with this certificate.
 10. You shall submit revenue documents in the name of Ansal SEZ Ltd. in view of certificate in corporation submitted by you.
 11. The above demanded fee and charges are subject to audit and reconciliation of accounts.

DA/as above.


(Anurag Rastogi, I.A.S.)
 Director General, Town & Country Planning
 Haryana, Chandigarh

Endst. No. LC-2136-F -JE(S)-2013/

Dated:

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

1. The Chief Administrator, HUDA, Sector-6, Panchkula.
2. The Additional Director, Urban Estates, Haryana, Sector-6, Panchkula.
3. Senior Town Planner, Gurgaon
4. District Town Planner, Gurgaon.


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

1. Detail of land owned by - Lord Krishna Infra Projects Ltd in Village Badshapur, Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area	
			K	M
Badshapur	140	14/2	4	0
		15	8	0
		Total	12	0

2. Detail of land owned by - Ansal SEZ Projects (P) Ltd.

Village	Rect. No.	Killa No.	Area		Area Taken	
			K	M	K	M
Badshapur	130	24	7	11	0	19
		25	7	0	4	4
		Total		5	3	

3. Detail of land owned by - Ansal SEZ Projects (P) Ltd. 80/140 share Ansal SEZ Projects Ltd. 60/140 share

Village	Rect. No.	Killa No.	Area	
			K	M
Badshapur	141	15	7	0

4. Detail of land owned by - Effulgent Realtors (P)Ltd. 1/12 share , Dream Infracon (P) Ltd. 1/4 share , Ansal SEZ Projects Ltd. 2/3) share

Village	Rect. No.	Killa No.	Area	
			K	M
Badshapur	141	9/1	3	0

5. Detail of land owned by - Mangal Murthi Realtors(P)Ltd 710/2097 Share , Einstein Realtors(p)Ltd. 238/2097 Share , Saraswati Buildwell (P)Ltd . 401/2097 Share , Dream Infracon (P) Ltd . 89/2097 share , Ansal SEZ Projects Ltd 456/2097 Share, Ansal SEZ Projects (P)Ltd (203/2097 Share)

Village	Rect. No	Killa No	Area	
			K	M
Badshapur	141	4	8	0
		5	7	8
		148	10/1	2
		Total	17	17

A. Ranjan
D.G.T.C.P. (Hr.)
Chandigarh

6. Detail of land owned by - MangalMurthi Realtors(P)Ltd 710/2097 Share , Einstein Realtors(P)Ltd. 238/2097 Share , Saraswati Buildwell (P)Ltd. 401/2097 Share , Dream Infracon (P) Ltd. 89/2097 share, Ansal SEZ Projects Ltd 308/2097 Share, Ansal SEZ Projects (P)Ltd 203/2097 Share , Ansal Township Infrastructure Ltd (148/2097 share)

Village	Rect.	Killa	Area	
	No	No	K	M
Badshapur	141	2/2	3	0

7. Detail of land owned by - Mangal Murthi Realtors (P)Ltd. 710/2097 Share, M/S Einstein Realtors(p)Ltd. 238/2097 Share , Saraswati Buildwell(p)Ltd. 401/2097 Share, Dream Infracon (P) Ltd . 89/2097 share, Ansal SEZ Projects Ltd 380/2097 Share , Ansal SEZ Projects (P)Ltd . 203/2097 Share, Ansal Township Infrastructure Ltd. 76/2097 share)

Village	Rect.	Killa	Area	
	No	No	K	M
Badshapur	141	3	8	0

8. Detail of land owned by - Effulgent Realtors (P)Ltd

Village	Rect.	Killa	Area	
	No	No	K	M
Badshapur	141	2/1	5	0

9. Detail of land owned by - Effulgent Realtors(P)Ltd. 214/640 share , Sukh Dham Coloniser(P) Ltd 106 1/2 /640 share, Ansal SEZ Projects Ltd. 319 1/2 /640 Share)

Village	Rect.	Killa	Area	
	No	No	K	M
Badshapur	141	1	6	4
		7	8	0
		8	8	0
		9/2	5	0
		Total	27	4

10. Detail of land owned by - Sukh Dham Coloniser(P) Ltd

Village	Rect.	Killa	Area	
	No	No	K	M
Badshapur	142	9	8	0
		10	8	0
		Total	16	0

Ahantegi
D.B.T.C.P. (Hr.)
24/12/14

11. Detail of land owned by - Sukh Dham Coloniser(P) Ltd. 5/96 share , Ansal SEZ Projects (P)Ltd. 7/12 Share , Ansal SEZ Projects Ltd 5/48 share, Niketan Real Estates (P)Ltd. 25/96 share

Village	Rect.	Killa	Area	
	No	No	K	M
Badshapur	141	14/2	6	1
		16	7	8
		17/2	7	2
		18	8	0
		19	8	0
		22	8	0
		23	8	0
		24	8	0
		25	7	8
		Total		

12. Detail of land owned by - Hari Dham Coloniser(P) Ltd

Village	Rect.	Killa	Area		
	No	No	K	M	
Badshapur	148	3	7	11	
		8/2	7	0	
		9/1	1	0	
		13/1	4	0	
		149	14	8	0
		16/1	6	9	
		148	20	8	0
		149	17	8	0
		148	2	8	0
		9/2	7	0	
		10/2	5	11	
		11	8	0	
		Total			78

13. Detail of land owned by - Effulgent Realtors (P)Ltd. 2/5 share , Dream Infracon (P)Ltd. 3/5 Share

Village	Rect.	Killa	Area	
	No	No	K	M
Badshapur	141	6	7	8

Alastog
D.G.T.C.P. (Hr)
 CH. S. K. S.

14. Detail of land owned by - Mannat Infrastructure Pvt. Ltd.

Village	Rect.	Killa	Area	
	No	No	K	M
Badshapur	142	1	8	0
		2	8	0
		3	8	0
		4	8	0
		8	8	0
		13	8	0
		Total		48
			K	M
G. Total =			306	2 or 38.262 Acs

Shastri
Director General
 Town and Country Planning,
 Haryana, Chandigarh
Chandigarh