

Directorate of Town & Country Planning, Haryana

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

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Regd. Post

To

Oasis Buildhome Pvt. Ltd.
19, Lotus Enclave, Parwana Road, Pitampura
Delhi-110034.

Memo No. LC-2751-B-JE (VA)-2014/ 20363 Dated: 28/8/14

Subject: - **Letter of Intent for grant of license for setting up of Group Housing Colony on the additional land measuring 0.925 acres in addition to their earlier licensed area on the land measuring 13.759 acres (License no. 85 dated 10.10.2013 in Sector 88A & 89A, Gurgaon) in the revenue estate of village Harsaru, Sector 88A, Distt. Gurgaon.**

Ref: - Your application dated 11.11.2013, 23.07.2014 & 21.08.2014.

2. Your request for the grant of license 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 (Rules 1976) framed thereunder for the development of a GROUP HOUSING COLONY on the additional land measuring 0.925 acres (as per schedule of land enclosed as Annexure-1) in the revenue estate of village Harsaru, Sector 88A, Gurgaon Manesar Urban Complex 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 issuance of this notice, failing which the grant of license shall be refused.

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

1. INTERNAL DEVELOPMENT WORKS (IDW)

A)	Tentative cost for GH	= ₹ 46.25 Lacs
	@ ₹ 50.00 Lac per acre	
B)	Cost of Community Facilities	= ₹ Nil
C)	Total cost of Internal Development Works	= ₹ 46.25 Lacs
D)	25% B.G. on account of IDW (valid for 5 years)	= ₹ 11.5625 Lacs

2. EXTERNAL DEVELOPMENT CHARGES (EDC)

A)	Total area under GH	= 0.92 acres
	Charges for GH Development (@ ₹ 283.9023 Lac/acre equal to plotted)	= ₹ 261.1901 Lacs
B)	Total area under Commercial Component	= 0.005 acre
	Charges for Commercial Component (@ ₹ 378.8066 Lac/acre) (150% FAR)	= ₹ 1.8940 Lacs
C)	Total cost of Development	= ₹ 263.0841 Lacs
D)	25% bank guarantee required	= ₹ 65.771 Lacs

5. To deposit an amount of ₹ 21,92,056/- on account of balance of license fees & an amount of ₹ 6,13,768/- on account of conversion charges through bank draft in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh.

(Note: The above demanded fees and charges are subject to audit and reconciliation of accounts).

6. To furnish an undertaking to the following effect:-

- i. You will deposit an amount of ₹ 41,02,647/- on account of Infrastructure Development Charges @ ₹ 625/- per sq m for GH area (175 FAR) and ₹ 1000/- per sq m for Commercial Component (150 FAR) 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.
- ii. You shall pay proportionate EDC as per schedule prescribed by the Director.
- iii. You shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/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. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
- iv. 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 to the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads / service 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.
- v. You shall construct at your own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centers and other community buildings on the lands set apart for this purpose, in a period as may be specified, and failing which action as per the Act / Rules shall be initiated. The land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such-land to any person or institution including a local authority, for the said purposes, on such terms and conditions, as it may deem fit.
- vi. You shall pay the proportionate cost of construction of such percentage of sites of such school, hospital, community centre and other community building and at such rates as specified by the Director.

compliance of the execution of the layout and development works in accordance with the license granted.

- viii. You shall arrange electric connection from HVPN/DHBVNL for electrification of your colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you shall get the electrical (distribution) service plan / estimates approved from the agency responsible for installation of external electric services i.e. HVPN/DHBVNL and complete the same before obtaining completion certificate for the colony.
- ix. You shall construct 24/30 mtr wide internal circulation road forming part of licensed area at your own costs and transfer the same free of cost to the Government.
- x. You shall construct and allot EWS category flats as per departmental policy dated 08.07.2013 and as amended from time to time.
- xi. 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.
- xii. 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.
- xiii. 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.
- xiv. You shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xv. You are aware that the development/construction cost of 24/30 m wide road/major internal road is not included in the EDC rates and you shall 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.
- xvi. You shall provide the solar water heating system as provisions of HAREDA and shall be made operational where applicable before applying for an occupation certificate.
- xvii. You shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the

- xviii. You shall deposit thirty percentum of the amount realised, from 1. time, by you, from the flat holders within a period of ten days of 1. realization in a separate account to be maintained in a scheduled bank. This amount shall only be utilized by you towards meeting the cost of internal development works in the colony.
- xix. You shall keep the pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- xx. You shall pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- xxi. You shall not pre-launch/sale of flats before approval of the building plans.
- xxii. You shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction purposal is explained to the satisfaction of HUDA Authority in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.
- xxiii. You shall obey all the directions/restrictions imposed by the Department from time to time in public interest
- xxiv. You shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
7. You shall 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.
8. You shall 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/individual are owners of the land.
9. 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.
10. 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 change of land use under the provision of the Punjab Schedule Roads and Controlled Areas restrictions of Unregulated Development Act, 1963 or have not applied for license / permission under any other law for the time being in force.

Landst. LC-2751-B-JE (VA)-2014/

Dated:

A copy is forwarded to the following alongwith copy of land schedule, with direction to verify demarcation at the site.


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

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

To be read with LOI Memo No. 20363 dated 28/8/14

1. Detail of land owned by Oasis Buildhome Pvt. Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u> <u>K-M</u>	<u>Applied Area</u> <u>K-M</u>
Harsaru	73	7/2	4-0	2-8
		4	8-0	5-0
			Total	7-8 Or 0.925 Acres


Director General
Town and Country Planning,
Haryana, Chandigarh
