

Directorate of Town & Country Planning, Haryana

Ayojna Bhawan, Sector 18, Chandigarh
Phone:0172-2549349 e-mail:tcphry@gmail.com
http://tcpharyana.gov.in

Regd. Post

To

✓ Albina Properties Ltd.
C/o Airmid Developers Ltd.
Plot No. 448-451, Udyog Vihar, Phase V,
Gurgaon.

Memo No. LC-1882 (B)-JE(VA)-2012/ 13724 Dated : 3/8/12

Subject:- **Letter of Intent for grant of license for setting up a Commercial Colony on the additional land measuring 1.075 acres in revenue estate of village Pawala Khusrupur, Sector 106, Gurgaon.**

Ref: - Your application dated 24.06.2011 on the above noted subject.

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 framed thereunder for the development of a COMMERICAL COLONY on the additional land measuring 1.075 acres in the revenue estate of village Pawala Khusrupur, Sector 106, 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 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:-

1. INTERNAL DEVELOPMENT WORKS (IDW)

A)	Total Area	= 1.075 acres
B)	Interim rate of Development	= ₹ 50.00 Lac per acre
C)	Total cost of Development	= ₹ 53.75 Lac
D)	25% bank guarantee required	= ₹ 13.4375 Lac

2. EXTERNAL DEVELOPMENT CHARGES (EDC)

A)	Total Commercial Area	= 1.075 acres
B)	Interim rate of EDC	= ₹ 365.24 Lac per acre
C)	Amount	= ₹ 392.633 Lac
D)	25% bank guarantee required	= ₹ 98.15825 Lac

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.

In the event of increase of rates of external development charges, you will

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. 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.
14. 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.
15. 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.
16. 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.
17. That 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.
18. 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 deposit thirty percentum of the amount from the buyers for meeting the cost of internal development works in the colony.
19. To submit an affidavit from the individual land owners 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.
20. To submit an undertaking that you shall deposit the labour cess as applicable as per rules before approval of building plans.
21. That in continuation of the collaboration agreement submitted earlier a fresh agreement may be entered into by Airmid Developers Ltd. with associate company to the effect that :
 - (i) The developer company, i.e., Airmid Developers Ltd. shall be responsible for compliance of all terms & conditions of licence /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

1. To execute two agreements i.e. LC-IV & LC-IV-D 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 ₹ 63,95,272/- on account of conversion charges, amount of ₹ 2,17,68,754/- 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 ₹ 43,50,525/- on account of Infrastructure Development Charges @ ₹ 1000/- per sq m 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.
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-

22 The fee and charges being conveyed are subject to audit and reconciliation of accounts.

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

Endst. LC-1882 (B)-JE(VA)-2012/

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.

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

To be read with LOI Memo No. 13724 dated 3/8/11...

1. Detail of land owned by Albina Properties Ltd., Village-Pawala Khusrupur, District-Gurgaon.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K—M</u>
Pawala	24	2/1/1	3—8
Khusrupur		9/2	5—4
		Total	8—12
			Or 1.075 acres

Director General
Town and Country Planning,
Haryana, Chandigarh
Chh. Singh

Directorate of Town & Country Planning, Haryana

Ayodhya Bhawan, Sector 18, Chandigarh

Phone: 0172-251349 e-mail: tceph@naila.in

http://tceph.haryana.gov.in

Regd. Post

To

M/s Airmid Developers Ltd.
M/s Albina Properties Ltd.
C/o M/s Airmid Developers Ltd.
448-451, Udyog Vihar, Phase V,
Gurgaon.

Memo No. LC-1882-JE(VA)-2011/20.3/12 Dated: 25.02.11

Subject:- **Grant of license for setting up of COMMERCIAL COLONY on the land measuring 5.45 acres falling in the revenue estate of village Pawala Khusrupur, Sector 106, Distt. Gurgaon.**

Ref:- Your application dated 25.02.2011 on the above noted subject.

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 framed thereunder for the development of a COMMERCIAL COLONY on the land measuring 5.45 acres falling in the revenue estate of village Pawala Khusrupur, Sector 106, 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 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:-

1. INTERNAL DEVELOPMENT WORKS (IDW)

A)	Total Area	= 5.45 acres
B)	Interim rate of Development	= ₹ 50.00 Lac per acre
C)	Total cost of Development	= ₹ 272.50 Lac
D)	25% bank guarantee required	= ₹ 68.125 Lac

2. EXTERNAL DEVELOPMENT CHARGES (EDC)

A)	Total Commercial Area	= 5.45 acres
B)	Interim rate of EDC	= ₹ 332.036 Lac per acre
C)	Amount	= ₹ 1809.597 Lac
D)	25% bank guarantee required	= ₹ 452.400 Lac

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

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 DGTCP, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.

1. To execute two agreements i.e. LC-IV & LC-IV-D 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 ₹ 2,63,49,753/- on account of conversion charges 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 ₹ 2,20,56,150/- on account of Infrastructure Development Charges @ ₹ 1000/- per sq m 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 Areas Act, 1975.
6. To submit an undertaking that you will integrate the services with the HUDA services as and when available.
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. 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.
14. 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.
15. 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.
16. 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.
17. That 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.
18. 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 deposit thirty percentum of the amount from the buyers for meeting the cost of internal development works in the colony.
19. To submit an affidavit from associate companies, that the 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 affidavit from the associate company 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.
22. That in continuation of the collaboration agreement submitted earlier a fresh agreement may be entered into by M/s Airmid Developers Ltd. with land owning individuals/agencies to the effect that:
- (i) The developer company, i.e., M/s Airmid Developers Ltd. shall be responsible for compliance of all terms & conditions of licence / 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. The fee and charges being conveyed are subject to audit and reconciliation of accounts.

(T.C. Gupta, IAS)

Director General

Town & Country Planning
Haryana Chandigarh

Endst. LC 1882 JE(VA)-2011/

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.

(P. P. SINGH)

District Town Planner (HQ)

For Director General, Town & Country Planning
Haryana, Chandigarh

To be read with LOI Memo No. 349, Dated 30/12/19

1. Detail of land owned by M/s Airmid Developers Ltd. Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area K-M	Area Taken K-M
Pawala Khusrupur	17	20	8-0	1-18
		21/1	2-0	1-18
	18	16/1	2-11	2-7
		16/2	5-9	4-3
		24	6-13	4-0
		25/1	6-5	6-5
		Total		20-17

2. M/s Albina Properties Ltd. Distt. Gurgaon.

Pawala Khusrupur	24	10/1	6-1	6-1
	17	21/2	5-0	3-18
		Total		10-2

3. M/s Airmid Developers Ltd. 39/160 share, M/s Albina Properties Ltd. 121/160 share, Distt. Gurgaon.

Pawala Khusrupur	24	1	8-0	8-0
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4. M/s Airmid Developers Ltd. 9/17 share, M/s Albina Properties Ltd. 8/17 share, Distt. Gurgaon.

Pawala Khusrupur	18	25/2	0-17	0-17
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5. M/s Airmid Developers Ltd. 71/76 share, M/s Albina Properties Ltd. 5/76 share, Distt. Gurgaon.

Pawala Khusrupur	23	5/2	3-16	3-16
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G. Total 43-12 or 5.45 acres

Director General