

DIRECTOR TOWN & COUNTRY PLANNING, HARYANA

Sector – 18, Chandigarh.

Tele-Fax: 0172-2548475, Tel: 0172-2549851, E-mail: tcphry@gmail.com

Memo No. LC-2170/Vol-II/2010/ 7088

Dated: 31/5/10

To

M/s Active Promoters Pvt. Ltd,
M/s Frond Propbuild Pvt. Ltd.
M/s True Value Buildcon Pvt. Ltd,
M/s Foray Propbuild Pvt. Ltd,
M/s Fount Propbuild Pvt. Ltd.,
M/s Garland Estates Pvt. Ltd.,
M/s Hammock Buildwell Pvt. Ltd.,
M/s Serial Buildtech Pvt. Ltd.,
M/s Bailwick Builders Pvt. Ltd.,
M/s Progeny Buildcon Pvt. Ltd.,
M/s Legend Buildcon Pvt. Ltd.,
M/s Utkarsh Buildcon Pvt. Ltd.,
M/s Logical Developers Pvt. Ltd.,
M/s Accordion Buildwell Pvt. Ltd.,
M/s Gauge Propbuild Pvt. Ltd.,
M/s Jasper Propbuild Pvt. Ltd,
M/s Jerkin Propbuild Pvt. Ltd.,
M/s Kestrel Propbuild Pvt. Ltd.,
M/s Gaucho Propbuild Pvt. Ltd.,
M/s Forsythia Propbuild Pvt. Ltd.,
M/s Prezzie Buildcon Pvt. Ltd.,
M/s Casing Properties Pvt. Ltd.,
M/s Gems Buildcon Pvt. Ltd.,
M/s Gadgets Propbuild Pvt. Ltd.,
M/s Divit Estates Pvt. Ltd.,
M/s Bailwick Builders Pvt. Ltd.,
C/o M/s Emaar MGF Land Limited,
E.C.E. House, 28, Kasturba Gandhi Marg,
New Delhi - 110001.

Subject: Grant of licence to develop a Residential Plotted Colony on the additional land measuring 42.94405 acre adjoining the already licensed area measuring 102.741 acres falling in the revenue estate of village Badshahpur, Maidawas and Nangli Umarpur in Sector 62 & 65, Gurgaon to associate companies of M/s Emaar MGF Land Limited.

Reference: - Your application dated 22.4.2009 on the subject noted above.

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 of a Residential Colony on the additional land measuring 42.94405 acres adjoining to the already licensed land measuring 102.741 acres falling in the revenue estate of village Badshahpur, Maidawas and Nangli Umarpur in Sector 62 & 65 Gurgaon has been examined/considered by the Department. 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:

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

D.T.C.P. (HR)

INTERNAL DEVELOPMENT WORKS:

i)	Area under commercial	= 1.00 acre
ii)	Interim rate for development	= Rs.25.00 Lac per acre
iii)	Total cost of development	= Rs.25.0 lakhs
iv)	Area under plotted development	= 41.94405 acres
v)	Interim rate for development	= Rs.10.00 lakhs per acre
vi)	Total Cost of Plot. Dev/	= Rs.419.45 lakhs
vii)	Cost of Community Building	= Rs.22.35 lakhs
viii)	Total cost of development	= Rs.466.8 lakhs
ix)	25% bank guarantee required	= Rs.116.7 lakhs

EXTERNAL DEVELOPMENT WORKS:

i)	Increase Commercial component of plot. Dev.	= 1.00 acre
ii)	Interim rate (175 FAR)	= Rs.320.694 Lac per acre
iii)	Total cost	= Rs.320.694 lakhs
iv)	Area under plotted development	= 41.94405 acre
v)	Interim rate for development	= Rs.68.72 Lac per acre
vi)	Total Cost of Plot. Dev/	= Rs. 2882.40 lakhs
vii)	Total cost of the entire development	= Rs. 3203.09 lakhs
viii)	25% bank guarantee required	= Rs.800.772 lakhs


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/ building plan.

The rates of external development charges for the Gurgaon Manesar Urban Complex 2021 are yet to be finalized. You will, therefore, be liable to pay the enhanced rates of external development charges and additional bank guarantee as and when finalized by HUDA and demanded as per prescribed schedule by the DTCP Haryana. An undertaking may be submitted in this regard.

2. 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.
3. To deposit the balance licence fee of Rs. 3,02,36,184/- (Rs. Three Crore, Two lakh Thirty Six Thousand, One Hundred & Eight Four only) through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
4. To deposit the conversion charges amounting to Rs. 3,27,69,206/- (Rs. Three Crore, Twenty Seven lakh, Sixty Nine Thousand, Two Hundred & Six only) through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
5. To submit an undertaking that you shall pay the infrastructure development charges- @ Rs.1000/- per sq meters for commercial component and @ of Rs.500/- for plotted development in two equal installments. First installment shall be payable within sixty days of the grant of licence and second installment within six months of grant of licence, failing which 18% PA interest have to paid for the delayed period.
6. To submit an undertaking that you shall construct 12 mtr wide service road and 24 mtr wide internal circulation plan road, if any, passing through your site at your own cost and the entire area under such roads shall be transfer free of cost to the Government .
7. To furnish an undertaking that the portion of road/green belt, if any, shall 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.

D.T.C.P. (HR)

8. 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.
9. 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.
10. That you shall submit NOC as required under notification dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before executing development works at site.
11. 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.
12. That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
13. 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 months 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.
14. To furnish a certificate from District Revenue Authority stating that there is no further sale of the land applied for licence till date and applicant companies are owner of the land.
15. You shall submit the layout plans as per norms and permissible density.
16. You shall intimate the official "Email ID" to the Department and correspondence done by Department on this "ID" shall be treated as official intimation.
17. The above demand for fee and charges is subject to audit and reconciliation of accounts.


(T.C. Gupta, IAS)

Director,
Town & Country Planning,
Haryana, Chandigarh.



DIRECTOR TOWN & COUNTRY PLANNING, HARYANA

Sector – 18, Chandigarh.

Tele-Fax: 0172-2548475, Tel: 0172-2549851, E-mail: tcphry@gmail.com

Memo No. LC-2171-DS (R)-II/2010/ 7010
To

Dated: 31/5/10

M/s Active Promoters Pvt.Ltd
M/s Progeny Buildcon Pvt. Ltd.
M/s Kestrel Propbuild Pvt. Ltd.
M/s Kamdhenu Projects Pvt.Ltd
M/s Flounce Propbuild Pvt.Ltd
M/s Accordion Buildwell Pvt.Ltd
M/s Casing Properties Pvt.Ltd
M/s Chintz Conbuild Pvt.Ltd
M/s Fluff Propbuild Pvt.Ltd
M/s Forsythia Propbuild Pvt.Ltd
M/s Garland Estates Pvt.Ltd
M/s Gadget Propbuild Pvt.Ltd
M/s Gaucho Propbuild Pvt.Ltd
M/s Gauge Propbuild Pvt.Ltd
M/s Hammock Buildwell Pvt.Ltd
M/s Jasper Propbuild Pvt.Ltd
M/s Jerkin Propbuild Pvt.Ltd
M/s Juhi Promoters Pvt.Ltd
M/s Legend Buildcon Pvt.Ltd
M/s Logical Developers Pvt.Ltd
M/s Prezzie Buildcon Pvt.Ltd
M/s Glade Propbuild Pvt.Ltd
M/s Seriel Buildtech Pvt.Ltd.
M/s Sriyam Estate Pvt.Ltd
M/s Utkarsh Buildcon Pvt.Ltd
M/s Yukti Projects Pvt.Ltd

Subject:- *C/O Emaar MGF Ltd; ECE House; 28 K.B. Marg; New Delhi-I*
Grant of Licence for Development of Residential Plotted Colony on the additional area measuring 52.351 acres adjoining the already licenced area measuring 102.741 acre falling in the revenue Estate of Village Nangli Umarpur and Ghata in Sector – 62 & 65 Gurgaon to Associates Companies of M/s Emaar MGF Land Limited.

Reference: - Your application dated 24.04.2009 on the subject noted above.

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 of a Residential Colony on the additional land measuring 52.351 acres adjoining to the already licensed land measuring 102.741+42.94405 acres falling in the revenue estate of village Nangli Umarpur and Ghata in Sector 62 & 65 Gurgaon has been examined/considered by the Department. 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:

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

INTERNAL DEVELOPMENT WORKS:

i)	Area under GH component	= 9.53 Acres
ii)	Interim rate of development	= Rs.25.0 Lac per acre
iii)	Total cost of development	= Rs. 238.25 lakhs
iv)	Area under Commercial	= 1.713 acres
v)	Interim rate of development	= Rs.25.0 Lac per acre
vi)	Total cost of development	= Rs. 42.825 lakhs
iv)	Area under plotted development	= 41.108 acres
v)	Interim rate for development	= Rs.10.00 lakhs per acre
vi)	Total Cost of Plot. Dev/	= Rs.411.08 lakhs
vii)	Cost of Community Building	= Rs. 89.4 lakhs
viii)	Total cost of development	= Rs. 781.555 lakhs
ix)	25% bank guarantee required	= Rs.195.29 lakhs

D.T.C.P. (HR)

EXTERNAL DEVELOPMENT WORKS:

i)	Area under GH Component	= 9.53 acres
ii)	Interim rate for development	= Rs.274.879 Lac per acre
iii)	Total cost of GH development	= Rs.2619.597 lakhs
iv)	4% Commercial component of plot. Dev.	= 1.713acre
v)	Interim rate (175 FAR)	= Rs. 320.694 Lac per acre
vi)	Total cost	= Rs. 549.349 lakhs
vii)	Area under plotted development	= 41.108 acre
viii)	Interim rate for development	= Rs.68.72 Lac per acre
ix)	Total Cost of Plot. Dev/	= Rs.2824.942 lakhs
x)	Total cost of the entire development	= Rs.5993.888 lakhs
xi)	25% bank guarantee required	= Rs.1498.472 lakhs

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/ building plan.

The rates of external development charges for the Gurgaon Manesar Urban Complex 2021 are yet to be finalized. You will, therefore, be liable to pay the enhanced rates of external development charges and additional bank guarantee as and when finalized by HUDA and demanded as per prescribed schedule by the DTCP Haryana. An undertaking may be submitted in this regard.

2. 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.
3. To deposit the balance licence fee of Rs. 5,52,22,792/- (Rs. Five Crores, Fifty Two lakh, Twenty Two Thousand, Seven Hundred & Ninety Two only) through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
4. To deposit the conversion charges amounting to Rs. 4,27,84,115/- (Rs. Four Crores, Twenty Seven lakh, Eighty Four Thousand, One Hundred & Fifteen only) through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
5. To submit an undertaking that you shall pay the infrastructure development charges- @ Rs.1000/- per sq meters for commercial component, @ Rs.625/- per sq mtr for group housing component and @ of Rs.500/- for plotted development in two equal installments. First installment shall be payable within sixty days of the grant of licence and second installment within six months of grant of licence, failing which 18% PA interest have to paid for the delayed period
6. To submit an undertaking that you shall construct 12 mtr wide service road and 24 mtr wide internal circulation plan road, if any, passing through your site at your own cost and the entire area under such roads shall be transfer free of cost to the Government.
7. To furnish an undertaking that the portion of road/green belt, if any, shall 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.
8. 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.


D.T.C.P. (HR)

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9. 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 in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon you.
10. That you shall submit NOC as required under notification dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before executing development works at site.
11. 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.
12. That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
13. 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 months 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.
14. To furnish a certificate from District Revenue Authority stating that there is no further sale of the land applied for licence till date and applicant companies are owner of the land.
15. That colonizer shall abide by the policy dated 4.05.2010 relating to allotment of EWS plot.
16. To submit an indemnity bond as per the enclosed proforma regarding land under acquisition process.
17. You shall submit the layout plans as per norms and permissible density.
18. You shall intimate the official "Email ID" to the Department and correspondence done by Department on this "ID" shall be treated as official intimation.
19. The above demand for fee and charges is subject to audit and reconciliation of accounts.


(T.C. Gupta, IAS)

Director,
Town & Country Planning,
Haryana, Chandigarh.



From

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

To

1. M/S Active Promoters Pvt. Ltd.
2. M/S Legend Buildcon Pvt. Ltd.
3. M/S Serial Buildtech Pvt. Ltd.
4. M/S Brijbasi project Pvt. Ltd.
5. M/S Casing Properties Pvt. Ltd.
6. M/S Logical Developers Pvt. Ltd.
7. M/S Garland Estates Pvt. Ltd.
8. M/S hammock Buildwell Pvt. Ltd.
9. M/S True Value Buildcon Pvt. Ltd.
10. M/S Accordion Buildwell Pvt. Ltd.
11. M/S Utkarsh Buildcon Pvt. Ltd.

C/o M/S Emaar MGF Land Pvt. Ltd.
ECE House, 28 Kasturba Gandhi Marg,
New Delhi- 110001.

Memo No. DS-07/25552
Dated 10-10-07

Subject: Grant of licence to develop a residential plotted colony on the land measuring 104.0347 acre falling in revenue estate of village, Badshahpur, Nangli Umarpur & Maidawas, in sector-65, Gurgaon.

Reference your application dated 28.7.2006 on the subject noted above.

2. Your request for the 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 colony on the land measuring 104.0347 acres falling in revenue estate of village Badshahpur, Nangli Umarpur & Maidawas, in sector-65, of Gurgaon-Manesar Urban Complex 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/pre-requisites laid down in Rule-11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 30 days from the date of issue of this notice, failing which the grant of licence shall be refused:

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


D.T.C.P. Hr.
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INTERNAL DEVELOPMENT WORKS:

i)	Area under plotted Dev.	= 99.9247 acres
ii)	interim rate for development	= Rs.10.00 lacs per acre
iii)	Total cost of development	= Rs.999.247 lacs
iv)	Area under 4% comm. Dev.	= 4.11 acres
v)	Interim rate of Comm. Dev.	= Rs. 25.00 lacs per acre
vi)	Total cost of Comm. Dev.	= Rs.102.75 lacs
vii)	Construction cost of Community building.	= Rs.134.10 lacs
viii)	Total cost (iii+vi+vii)	= Rs. 1236.097 lacs
		(999.247+102.75+134.10=1236.097 Lacs)

ix) 25% bank guarantee required =Rs.309.024 Lacs

EXTERNAL DEVELOPMENT WORKS

i)	Area under plotted Dev.	=99.9247 acres
ii)	interim rate of EDC	= Rs.24.18 lacs per acre
iii)	Cost of EDC	= Rs.2416.18 lacs
iv)	Area under commercial use	= 4.11 acres
v)	Interim rate of EDC	=Rs.121.85 lacs per acre
vi)	Cost of EDC for commercial area	=Rs.500.8035 lacs
vii)	Total cost of EDC (iii+vi)	=Rs.2916.9835 lacs
		(2416.18 + 500.8035)=2916.9835 Lacs)
viii)	25% bank guarantee	=Rs.729.25 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. The rates of external development charges for the Gurgaon-Manesar Urban Complex 2021 are being determined and are likely to be finalized soon. There is likely hood of substantial enhancement in these rates. You will therefore be liable to deposit the enhanced rates of external development charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana. A undertaking may be submitted in this regard.

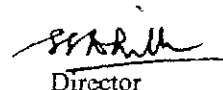
4. To execute two agreements i.e. LC-IV and Agreement on LC-IV-B (Bilateral Agreement) on non-judicial stamp paper of Rs.3/-. Copies of specimen of the said agreements are enclosed herewith for necessary action.

5. To furnish an undertaking that the portion of 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.

6. To deposit an amount of Rs.4, 24, 61,502/- (Rs. four crores twenty four lacs sixty one thousand five hundred two only) for the plotted area and Rs.2, 03, 75,634/- (Rs. Two crores three lacs seventy five thousand six hundred thirty four only) for the commercial area on account of conversion charges through bank draft in favour of the Director, Town and Country Planning, Haryana payable at Chandigarh.

[Signature]
DTCP, Haryana

7. To deposit an amount of Rs.5,71,82,709/- (Rs. Five crores, seventy one lacs eighty two thousand seven hundred nine only) on account of deficit amount of licence fee through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
8. To submit an undertaking that you will deposit the infrastructure development charges @ Rs. 500/- per sq. meter for the plotted area of 47.265 acres and @ Rs. 1000/- per sq. meter for the commercial component, in two installments. The first installment will be payable within 60 days of grant of licence and second installment within six months of grant of licence.
9. 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.
10. To furnish an undertaking that you shall have no objection to the regularization of the boundaries of the licenced land 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 competent authority shall be binding upon the colonizer.
11. To furnish an undertaking that you will construct the 24 meter wide internal road forming part of the site area at your own cost and will transfer the same free of cost to the Govt.
12. To furnish 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.
13. You are required to obtain NOC/ clearance with regard to notification dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before execution of development works at site.
14. You are required to obtain clearance from the competent authority if required under PLPA, 1900 and any other clearance required under any other law.
15. The above demand for fee and charges is subject to audit and reconciliation of accounts.



Director

Town and Country Planning,
Haryana, Chandigarh.

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh

Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com

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

LC-III

(See Rule 10)

To

Brijbasi Projects Pvt. Ltd, Sewak Developers Pvt. Ltd., True Value Buildcon Pvt. Ltd., Active Promoters Pvt. Ltd and Bailiwick Builders Pvt. Ltd, Gaucho Propbuild Pvt. Ltd and Fluff Propbuild, Frisson Propbuild Pvt. Ltd and Foray Propbuild, Casing Properties Pvt.Ltd, Garland Estate Pvt. Ltd, Hammock Buildwell, Gauge Propbuild Pvt. Ltd, Progeny Buildcon Pvt. Ltd and Prezzie Buildcon, Accordion Buildwell Pvt. Ltd, Serial Buildtech Pvt. Ltd, Jarkin Propbuild Pvt. Ltd, Forsythia Propbuild Pvt. Ltd, Kestrel Propbuild Pvt. Ltd, Logical Developers Pvt.Ltd, Utkarsh Buildcon Pvt. Ltd, Jasper Propbuild Pvt. Ltd, Legend Buildcon Pvt. Ltd, in collaboration with Emaar India Ltd. Emaar Business Park, MG Road, Sikanderpur, Sector-28, Gurugram-122002.

Memo No. LC-4688 Vol-II-JE(VA)- 2022/ 14400

Dated: 25-05-2022

Subject: Letter of Intent for grant of licence for setting up of Residential Plotted Colony on the additional land measuring 15.39375 acres in addition to licence no. 10 of 2009 and 113 of 2011 in the revenue estate of village Maidawas and Nangli Umarpur, Sector-62 & 65, Gurugram Manesar Urban Complex and in-principle approval of revised layout plan for an area measuring 177.8595 acres (after deducting area measuring 31.9875 acres applied under migration policy for grant of licence under NILP and area measuring 0.78675 acres applied for de-licence).

Please refer your application dated 01.12.2021 & 28.03.2022 on the matter as subject cited above.

2. Your request for the grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed thereunder for the development of Residential Plotted Colony over an additional area measuring 15.39375 acres, in addition to licence no. 10 of 2009 and 113 of 2011 granted for development of residential plotted colony over an area measuring 195.241 acres, in the revenue estate of village Maidawas and Nangli Umarpur, Sector-62 & 65, Gurugram Manesar Urban Complex and request to de-licence an area measuring 0.78675 acres bearing khasra no. 8//23min (1-13), 13//3min (1-5), 4/1 min (0-1), 13//21/2/1 (1-12), 20//1/1 min (1-14), 21//5/2 min (0-13) from licence no. 113 of 2011 has been considered. Accordingly, you are hereby 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 letter, failing which request for grant of licence shall be refused.

3. To deposit an amount of Rs. 1,44,31,641/- on account of balance licence fee and Rs.98,43,164/- on account of conversion charges in favour of the Director, Town & Country Planning, Haryana through online mode.
4. To deposit an amount of Rs. 33,50,792/- on account of scrutiny fee on account of revision in the layout plan in favour of the Director, Town & Country Planning, Haryana through online mode.

Town & Country Planning
Haryana, Chandigarh

5. To furnish BG amounting Rs. 400.61 lac against External Development Charges amounting Rs. 1602.44 lac*.

*It is made clear that rate of EDC have been calculated on the basis of EDC Indexation Mechanism Policy dated 11.02.2016, which stands approved by cabinet. If there will be any change and delay in the amendment in the Act/Rules w.r.t. the said rates, then differential amount from the original calculation will required to be deposited as per demand.

6. To furnish bank guarantee amounting Rs. 76.97 lac against the total cost of Internal Development Works amounting Rs. 307.88 ** lac.

**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, you would be required to furnish an additional bank guarantee within 30 days on demand.

7. That you shall execute two agreements i.e. LC-IV & Bilateral Agreement on Non-Judicial Stamp Paper of Rs. 100/-. Further, following additional clauses shall be added in LC-IV agreement as per Government instruction dated 14.08.2020:

- I. *That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.*
- II. *That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.*
- III. *That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.*
- IV. *The implementation of such mechanism shall, however, have no bearing on EDC instalment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC instalments that are due for payment that paid as per the prescribed schedule.*

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

- a) That you shall pay the State Infrastructure Development Charges amounting to Rs. 3,11,49,253/-, in two equal instalments. First Instalment will be due within 60 days of grant of licence and second Instalment within six months of grant of licence failing which 18% PA interest will be liable for the delayed period.
- b) That you shall pay proportionate EDC as per schedule prescribed by the Director.
- c) 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 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.

- d) That 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.
- e) That 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.
- f) That 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 Haryana and complete the same before obtaining completion certificate for the colony.
- g) That you shall permit the Director or any other officer authorised 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.
- h) That you shall construct 24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government.
- i) That you shall construct and allot EWS category flats as per departmental policy dated 08.07.2013 and as amended from time to time.
- j) 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.
- k) 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 HSVP.
- l) 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 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.
- m) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- n) That you shall 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 Town & Country Planning, Haryana.

- o) That 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.
 - p) That 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 scheduled Bank wherein you have to deposit seventy percentum of the amount from the Flat/shop buyers for meeting the cost of Internal Development Works in the colony.
 - q) That 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.
 - r) That you shall not pre-launch/sale of plots before approval of the layout plan.
 - s) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
 - t) That 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.
 - u) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
 - v) That the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed there under shall be followed by the applicant in letter and spirit.
 - w) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
 - x) That you shall execute the development works as per Environmental Clearance and company with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.
 - y) That you shall not encroach the revenue rasta passing through the site, if any and shall keep it free from all hindrances for easy movement of general public.
 - z) That you have not submitted any other application for grant of licence 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 licence/permission under any other law for the time being in force.
9. That you shall submit a certificate from the District Revenue Authority, Gurugram stating that there is no further sale of the land applied for licence till date and applicant companies/individual are owners of the land.
 10. That as per instruction dated 25.01.2011 you shall invite the objection from each and existing allottees regarding revision in the layout plan through public notice to be issued at least in three National newspapers widely circulated in District, of which one should be in Hindi Language, within a period of 10 days from the issuance of

approval. Further, Each existing allottee shall also be informed about the proposed revision through registered post with a copy endorsed to the Senior Town Planner, Gurugram in case of layout/building plan within two days from the public notice clearly indicating the last date for submission of objection. A certified list of all existing allottees shall also be submitted to the Senior Town Planner, Gurugram. Also all the requirement as per policy dated 25.01.2021 shall be adhered to.

11. As the applied land was part of notification dated 02.06.2009 & 31.05.2010 issued under Section 4 & Section 6 of LAA, 1894 and said proceedings are subject matter of investigation of CBI on account of orders dated 01.11.2017 of Hon'ble Supreme Court in the main case i.e. CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & others Vs State of Haryana & Others with Civil Appeal No. 13828 of 2015 and Civil Appeal No. 9211-9213 of 2016 titled State of Haryana Vs Dev Dutt, hence, indemnity bond indemnifying the department against any adverse orders of CBI/Hon'ble Supreme Court w.r.t applied land (as per the enclosed format) is required to be submitted.
- 12 That in case the request for grant of licence over an area measuring 31.9875 acres under NILP and migration policy could not attained finality, then you have to get revise the layout plan accordingly.

Note:- 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.

DA/schedule of land.



(K. Makrand Pandurang, I.A.S)
Director,
Town & Country Planning
Haryana, Chandigarh

Endst. LC-4688 Vol-II-JE(VA)-2022/

Dated:

A copy is forwarded to the following for information and necessary action.

1. The Deputy Commissioner, Gurugram.
2. The Additional Director, Urban Estate, Haryana, Sector-6 Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.


(Amit M. Dholia)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

1440 25/07

To be read with LOI Memo NO.....dated.....of 2022

1. Detail of land owned by Briibasi Projects Pvt. Ltd.

Village	Rect.No	Killa No	Area (K-M)
Maidawas	21	1min	2-5
		2/1min	1-19
		10/2min	1-6
		Total	5-10

2. Detail of land owned by Sewak Developers Pvt. Ltd.

Nangli Umarpur	16	19min	3-18
		20	7-2
		21	8-0
		22min	1-8
		1	7-8
	17	5	8-0
	18	Total	35-16

3. Detail of land owned by True Value Buildcon Pvt. Ltd.

Maldawas	9	22min	0-14
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4. Detail of land owned by Active Promoters Pvt. Ltd. 1/2 share and Bailiwick Builders Pvt.ltd. 1/2 share

Nangli Umarpur	24	2/2	3-0
		3	4-9
		Total	7-9

5. Detail of land owned by Gaucho Propbuild Pvt. Ltd. 1/2 share and Fluff Propbuild 1/2 share

Nangli Umarpur	19	24/1	3-4
		4/1	1-12
		Total	4-16

6. Detail of land owned by Frisson Propbuild Pvt. Ltd. 1/2 share and Foray Propbuild 1/2 share

Maldawas	3	19	2-18
		22/1	5-2
		Total	8-0

7. Detail of land owned by Casing Properties Pvt. Ltd. 47/234 share, Garland Estate Pvt. Ltd. 31/468 share, Hammock Buildwell 47/234 share, Gauge Propbuild Pvt.Ltd. 17/39 share, Progeny Buildcon Pvt.Ltd. 35/468 share and Prezzie Buildcon 5/234 share

Nangli Umarpur	11	16/2	1-7
		17/2	0-7
		24	2-0
		25	8-0
		Total	11-14

Nangli Umarpur	12	13/1/2min	0-10
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Nangli Umarpur 13	25min	3-6
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Nangli Umarpur	20	5	8-0
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Nangli Umarpur 13	16min	0-18
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Nangli Umarpur	19	17/2	7-15
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Nangli Umarpur	13	24min	0-8
	20	4min	2-16
		Total	3-4

Nangli Umarpur 19	10/1min	3-3
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D.T.C.P (HR)

15. Detail of land owned by Accordion Buildwell Pvt. Ltd. 4/10 share, Hammock Buildwell Pvt. Ltd. 19/200 share, Prezzie Buildcon Pvt. Ltd. 1/10 share, Progeny Buildcon Pvt. Ltd. 1/200 share, Serial Buildtech Pvt. Ltd. 4/10 share

Nangli Umarpur 14	25min	3-15
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16. Detail of land owned by Accordion Buildwell Pvt. Ltd. 56/491 share, Active Promoters Pvt. Ltd. 263/491 share, Gaucho Propbuild Pvt. Ltd. 22/2455 share, Hammock Buildwell Pvt. Ltd. 133/4910 share, Kestrel Propbuild Pvt. Ltd. 418/2455 share, Prezzie Buildcon Pvt. Ltd. 14/491 share, Progeny Buildcon Pvt. Ltd. 7/4910 share, Serial Buildtech Pvt. Ltd. 56/491 share

Nangli Umarpur 14	23min	0-5
	24min	2-19
	Total	3-4

17. Detail of land owned by Accordion Buildwell Pvt. Ltd. 13/60 share, Casing Properties Pvt. Ltd. 1/12 share, Gauge Propbuild Pvt. Ltd. 1/60 share, Hammock Buildwell Pvt. Ltd. 69/600 share, Jarkin Propbuild Pvt. Ltd. 19/60 share, Prezzie Buildcon Pvt. Ltd. 1/30 share, Progeny Buildcon Pvt. Ltd. 1/600 share, Serial Buildtech Pvt. Ltd. 13/60 share

Nangli Umarpur 15	15min	2-15
16	11min	2-15
	Total	5-10

18. Detail of land owned by Accordion Buildwell Pvt. Ltd. 1/3 share, Fluff Propbuild Pvt. Ltd. 1/6 share, Hammock Buildwell Pvt. Ltd. 19/240 share, Prezzie Buildcon Pvt. Ltd. 1/12 share, Progeny Buildcon Pvt. Ltd. 1/240 share, Serial Buildtech Pvt. Ltd. 1/3 share

Nangli Umarpur 19	1min	3-10
	2min	3-17
	Total	7-7

19. Detail of land owned by Accordion Buildwell Pvt. Ltd. 2/5 share, Hammock Buildwell Pvt. Ltd. 19/200 share, Prezzie Buildcon Pvt. Ltd. 1/10 share, Progeny Buildcon Pvt. Ltd. 1/200 share, Serial Buildtech Pvt. Ltd. 2/5 share

Nangli Umarpur 19	5min	0-2
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20. Detail of land owned by Accordion Buildwell Pvt. Ltd. 168/3174 share, Active Promoters Pvt. Ltd. 214/3174 share, Forsythia Propbuild Pvt. Ltd. 5/3174 share, Garland Estate Pvt. Ltd. 124/3174 share, Gaucho Propbuild Pvt. Ltd. 200/3174 share, Gauge Propbuild Pvt. Ltd. 34/3174 share, Hammock Buildwell Pvt. Ltd. 40/3174 share, Jasper Propbuild Pvt. Ltd. 640/3174 share, Jarkin Propbuild Pvt. Ltd. 76/3174 share, Kestrel Propbuild Pvt. Ltd. 87/3174 share, Legend Buildcon Pvt. Ltd. 40/3174 share, Logical Developers Pvt. Ltd. 4/3174 share, Prezzie Buildcon Pvt. Ltd. 186/3174 share, Progeny Buildcon Pvt. Ltd. 622/3174 share, Serial Buildtech Pvt. Ltd. 168/3174 share, Utkarsh Buildcon Pvt. Ltd. 566/3174 share

Nangli Umarpur 20	19/1/2min	2-10
	Grand Total	123K-3M OR 15.39375 acres