

Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Sector 18, Chandigarh

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

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Regd. Post

To

Matrix Buildwell Pvt. Ltd.
North Star Towers Pvt. Ltd.
North Star Apartments Pvt. Ltd.
Green Gem Estates Pvt. Ltd.
Shiva Profins Pvt. Ltd.
Blue Chip Properties Pvt. Ltd.
Esteem Towers Pvt. Ltd.
C/o North Star Apartments Pvt. Ltd.
SS Group, 4th Floor, The Plaza,
Near Iffco Chowk, MG Road,
Gurgaon-122002.

Memo No. LC-2723-JE (VA)-2013/

Dated: 20/6/13.

Subject:- Grant of license for setting up of RESIDENTIAL PLOTTED COLONY on the land measuring 104.556 acres falling in the revenue estate of village Badha, Hayatpur, Sihi & Nawada Fatehpur Sector 84, 85 & 90, Gurgaon - Manesar Urban Complex.

Ref. Your application dated 03.09.2012, 09.10.2012 & 28.01.2013 on the above noted subject.

Your request for grant of license on area measuring 101.406 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 104.556 acres falling in the revenue estate of village Badha, Hayatpur, Sihi & Nawada Fatehpur, Sector 84, 85 & 90, 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:-

- 1. INTERNAL DEVELOPMENT WORKS (IDW)**
 - A) Tentative rates for Commercial component = ₹ 203.262 Lacs
@ ₹ 50.00 Lac per acre
 - B) Tentative rates for Plotted Development = ₹ 2009.8152 Lacs
@ ₹ 20.00 Lac per acre
 - C) Cost of Community Site = ₹ 302.55 Lacs
 - D) Total cost of Internal Development Works = ₹ 2515.6272 Lacs
 - E) 25% B.G. on account of IDW = ₹ 628.907 Lacs
- 2. EXTERNAL DEVELOPMENT CHARGES (EDC)**
 - A) Charges for Plotted Development (100.49076 acres) = ₹ 8645.320 Lacs
(@ ₹ 86.03 Lac/acre)
 - B) Charges for Comm. Component (4.06524 acres) = ₹ 1633.2670 Lacs
(@ ₹ 401.764 Lac/acre)
 - C) Total cost of Development = ₹ 10278.587 Lacs
 - D) 25% bank guarantee required = ₹ 2569.64675 Lacs


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


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 ₹ 8,84,40,884/- on account of conversion charges and ₹ 15,76,30,511/- 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 ₹ 23,21,34,099/- 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.
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 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 fresh agreement may be entered into by North Star Apartments Pvt. Ltd. with land owning individuals/agencies to the effect that:

- (i) The developer company, i.e., North Star Apartments Pvt. 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. To submit an undertaking that you shall not raise any construction in the ROW of 220 KV HT passes through the applied site.
26. That you shall submit the prior permission from HUDA regarding laying of internal services to the colony through sector road / green belt.
27. To submit an undertaking in the form of affidavit duly attested by 1st Class Magistrate to the effect that before grant of license the area falling under the proposed hospital site and ESS site shall be transferred free of cost to the Government.
28. The fee and charges being conveyed are subject to audit and reconciliation of accounts.



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

Endst. LC-2723-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.


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

1 Details of land owned by Matrix Buildwell Private Limited, District Gurgaon

Village	Rect. No.	Kila No.	Total area		Area Taken	
			Kanal	Marla	Kanal	Marla
Badha	16	23/1/2/1	0	10	0	10
	17	12/1/1/2	0	6	0	6
		12/2/1/1	2	1	2	1
	18	15/1/1	2	16	2	16
		15/2/1	2	16	2	16
		15/2/2	1	4	1	4
		24/2/2	6	4	6	4
	23	4	8	0	8	0
		5	7	16	7	16
		7/1/1	2	0	2	0
		9/2	1	4	1	4
		10/1	6	3	6	3
		9/1	4	16	1	11
		12/2	4	16	1	12
		19/1/1/1	2	5	0	15
		19/2/2/1	1	2	1	2
		20/2/1/1	6	14	6	14
		21/1	1	9	1	9
	22	25/2/1	1	4	1	4
	24	2/1	1	14	1	14
	25	14/2/1	3	0	0	6
Hayatpur	66	19/2	1	11	1	11
		22	7	7	7	7
		23/1	5	9	1	17
	74	1	8	0	8	0
		2	8	0	8	0
		3/1	0	7	0	2
			Total		84	4

2. Details of land owned by North Star Apartments Private Limited, District Gurgaon

Village	Rect. No.	Kila No.	Total Area		Area Taken	
			Kanal	Marla	Kanal	Marla
SIHI	24	11/1	6	10	6	10
		19/2/2	3	10	3	10
		20	8	0	8	0
	25	6/1	1	2	1	2
		6/2	6	18	6	18
		7/1	0	11	0	11
		7/2	4	18	4	18
		14	9	0	9	0
		15	8	0	8	0
					48	9

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3. Details of land owned by North Star Towers Private Limited, District Gurgaon

Village	Rect. No.	Kila No.	Total Area		Area Taken	
			Kanal	Marla	Kanal	Marla
Badha	12	11	7	13	7	13
		20/1	5	1	5	1
	13	7	2	4	2	4
		8/1	4	11	4	11
		8/2	0	17	0	17
		9	8	13	8	13
		11/2	6	1	6	1
		12	8	0	8	0
		13/1	5	5	5	5
		14/1	1	7	1	7
		14/2/1	3	17	3	17
		14/3/1	0	10	0	10
		15	8	0	8	0
		16	8	0	8	0
		18/2	1	6	1	6
		25	4	0	4	0
	15	8/1	6	8	6	8
		8/2/1	1	11	1	11
		13/1	2	4	2	4
		13/2	5	16	5	16
		18/1	2	18	2	18
		18/2/1/1	2	9	2	9
	16	23/2/2/1	2	7	2	7
	22	8/2/1	2	5	2	5
		8/2/2	2	8	2	8
		12/1	5	7	5	7
		12/2	2	0	2	0
		13/1/1	0	7	0	7
		13/1/2	1	0	1	0
		13/2/1	0	3	0	3
		13/2/2	6	10	6	10
		14/2	7	2	7	2
		15/2/2/1	1	12	1	12
	25	17	8	0	8	0
		18	7	0	7	0
		24/1	4	1	4	1
		24/2/1	1	15	1	15
		24/2/2	0	19	0	19
		3/1	4	12	4	12
		13/1	0	1	0	1
Nawada Fatehpur	2	13/3	1	8	1	8
		17/1	1	7	1	7
		17/2	1	10	1	10
		18/1	6	19	6	19
		18/2	1	0	1	0
		Total			166	4


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4. Details of land owned by Green Gem Estates Private Limited, District Gurgaon

Village	Rect. No.	Kila No.	Total Area		Area Taken		
			Kanal	Marla	Kanal	Marla	
Badha	13	13/2	2	15	2	15	
		14/2/2	1	12	1	12	
		17/2	3	18	3	18	
		18/1	3	15	3	15	
	16	22/2	1	3	1	3	
	17	11/1/2	3	10	3	10	
		11/2	3	14	3	14	
		19/7	2	0	2	0	
		20	7	8	7	8	
	23	21	7	8	7	8	
		1/3	1	2	0	13	
		2/2	3	7	2	0	
		3/2	4	10	2	14	
		8	7	8	4	8	
		7/2	3	4	3	4	
		9/1	4	16	3	4	
		12/2	4	16	3	4	
		19/1/1/1	2	5	1	10	
		13/1	1	5	1	5	
		13/2/1	0	9	0	9	
		13/2/2	1	18	1	18	
		13/3	0	12	0	12	
		14/1/1/1	1	1	1	1	
		24	1/1	6	6	6	6
		25	2/1/2	4	2	4	2
	8/2		5	10	5	10	
	9/1		2	11	2	11	
	9/2		1	2	1	2	
		14/2/1	3	0	2	14	
		17/2	2	16	2	16	
		18/1	0	12	0	12	
Hayatpur		66	13/2	6	6	6	6
	17/2/2		0	11	0	11	
	74	18	8	0	8	0	
		7/2	4	0	4	0	
8/1		4	14	4	14		
13/2		4	14	4	14		
	14/1	3	16	3	16		
	18/2/1	1	2	1	2		
			Total		122	1	


D.G.T.C.P. (Mr.)
Chaudhary

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5. Details of land owned by Shiva Profins Private Limited, District Gurgaon

Village	Rect. No.	Kila No.	Total area		Area Taken	
			Kanal	Marla	Kanal	Marla
Badha	10	25/1/2	3	4	3	4
		24/2	3	0	0	4
	11	20/1	0	9	0	9
		20/2/1	2	10	2	10
		21/2/1	1	4	1	4
		21/2/2	0	4	0	4
		22/1	7	0	7	0
		22/2	1	4	1	4
		23	4	11	4	7
		14	1	8	8	0
		2/1/1	4	16	4	16
		3	8	0	8	0
	15	4	8	0	2	16
		6	8	0	1	0
		3/2/2/2/2	0	2	0	2
		3/3/2	0	16	0	16
		4/1/1/2	1	4	1	4
		4/1/2/2	2	6	2	6
		4/2/1	1	8	1	8
		4/2/2	1	16	1	16
		5/1	2	0	2	0
		6	7	8	7	8
		7	8	0	8	0
		16/2	6	4	6	4
		25/1	3	14	3	14
Hayatpur	66	23/1	5	9	3	12
	74	3/1	0	7	0	5
			Total		83	13


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6. Details of land owned by Blue Chip Properties Private Limited, District Gurgaon

Village	Rect. No.	Kila No.	Total Area		Area Taken	
			Kanal	Marla	Kanal	Marla
Badha	13	14/3/2	0	3	0	3
		14/2/3	0	11	0	11
		17/1	4	2	4	2
	23	1/3	1	2	0	9
2/2		3	7	1	7	
3/2		4	10	1	16	
		8	7	8	3	0
Hayatpur	65	18	5	0	5	0
		19/1	3	12	3	12
		19/2	4	8	4	8
		20/1	6	0	6	0
		21/1	6	4	6	4
		21/2	1	3	1	3
		22	8	3	8	3
	66	25/2	3	2	3	2
	74	3/2	7	13	7	13
4		8	0	8	0	
5/1		2	8	2	8	
		5/2	5	12	5	12
		6	8	0	8	0
		8/2	3	6	3	6
		9	8	0	0	15
		10/1/1	0	7	0	0
		13/1	3	6	3	6
		15/2	7	2	7	2
		18/2/2	3	6	3	6
		19/1	1	0	1	0
		22/2	3	8	3	8
		23/1	2	0	2	0
	75	1	8	0	8	0
		2	4	16	4	16
		10	8	10	8	10
		11	4	10	4	10
	76	2/2	4	8	4	8
		3/1	2	0	2	0
		7/3	2	12	2	12
		8/1/2	2	2	2	2
		8/2	2	4	2	4
		9/1/1	4	4	4	4
		13	5	8	5	8
		14/1	3	15	3	15
SIHI	24	1/1	0	16	0	16
		10/2	4	4	4	4
	25	5/2	7	12	7	12
			Total		169	17

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7. Details of land owned by Esteem Towers Private Limited, District Gurgaon

Village	Rect. No.	Kila No.	Total Area		Area Taken	
			Kanal	Marla	Kanal	Marla
Hayatpur	72	4/2/2	1	6	1	6
		5	8	0	8	0
		6	8	0	8	0
		7/1/1	1	2	1	2
		7/2	1	2	1	2
		12/2	7	9	7	9
		13/1	3	12	3	12
		13/2	3	16	3	16
		14/1	6	10	6	10
		14/2	1	10	1	10
		15	8	0	8	0
		16	8	0	8	0
		17	8	0	8	0
		18/1	3	16	3	16
		18/2	3	12	3	12
		19/1	4	18	4	18
		22/2	2	6	2	6
		23/1	5	4	5	4
	73	3	1	11	1	11
	74	9	8	0	7	5
		10/1/1	0	7	0	7
		10/2	6	4	6	4
		16	7	18	7	18
		17/2	4	13	4	13
		25/1	0	8	0	8
		25/2/1	2	1	2	1
			Total		115	14


D.G.T.C.P. (Hr.)
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8. Details of land owned by Martix Buildwell Private Limited, District Gurgaon

Village	Rect. NO.	Killa No.	Total Area		Area Taken	
			Kanal	Marla	Kanal	Marla
Badha	15	15	6	16	6	16
		16/1	1	4	1	4
	14	20	8	0	8	0
	15	14/2	1	0	1	0
	23	12/1/1	2	11	2	11
	22	15/2/2/2	2	4	2	4
		16	8	0	8	0
	23	20/2/1/2	0	9	0	9
	22	25/1/1	5	2	5	2
			Total		35	6

9. Details of land owned by Martix Buildwell Pvt. Ltd. 37/73 Share & Green Gem Estates Private Limited, 36/73 Share

Village	Rect. NO.	Killa No.	Total area		Area Taken	
			Kanal	Marla	Kanal	Marla
Badha	25	27/2	3	13	3	13

10. Details of land owned by Shiva Profins Pvt. Ltd. Distt. Gurgaon

Village	Rect. NO.	Killa No.	Total area		Area Taken	
			Kanal	Marla	Kanal	Marla
Badha	13	10	7	8	7	8

Grand Total 836 Kanal 9 Marla

Or 104.556 Acres


Director General
 Town and Country Planning,
 Haryana, Chandigarh
Chhoti up