

**Directorate of Town & Country Planning, Haryana**  
Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhaya Marg Chandigarh;  
Phone:0172-2549349  
e-mail:tcpharyana7@gmail.com; http://tcpharyana.gov.in

Regd.

(LC-III, See Rule 10)

To

Sh. Chandi Ram-Pratap Singh Ss/o Sh. Shiv Charan,  
Sh. Dharampal-Jagan Singh Ss/o Tirkha Ram,  
Arun-Tarun, Ss/o Smt. Santosh Devi Wd/o Omparkash,  
St. Patricks Realty Pvt. Ltd.,  
SFI Infra Projects and Realtors Pvt. Ltd.,  
St. Columbus Infrastructure Development Pvt. Ltd.,  
St. Dominic Estates Pvt. Ltd.,  
in collaboration with St. Patricks Realty Pvt. Ltd.  
Asset 5 B, Hospitality, Distt.+ Delhi, Aerocity,  
IGI Airport, New Delhi-37

Memo No. LC-2841-D-(AK)/2019/ 23101 Dated:

16-09-2019

**Subject:** Letter of Intent for grant of license for setting up of a Residential Plotted Colony on the additional land measuring 20.225 acres revenue estate of village Dhunela, Sector 32, Sohna, Distt. Gurugram- Chandi Ram, Partap Singh Ss/o Shiv Charan and others in collaboration with St. Patricks Realty Pvt. Ltd.

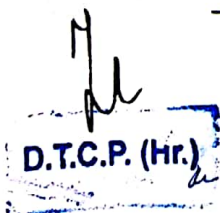
Please refer to your application dated 19.08.2019 on the above cited subject.

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 framed thereunder for the development of Residential Plotted Colony on the additional land area measuring 20.225 acres in the revenue estate of village Dhunela, Sector 32, Sohna, District Gurugram Manesar Urban Complex in contiguous to land measuring 128.4583 acres already license granted land under license no 54 of 2014 dated 20.06.2014 and 28 of 2016 dated 23.12.2016 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 letter, failing which request for grant of license shall be refused.

3. To furnish bank guarantees on account of Internal Development Works for the amount calculated as under:-

**INTERNAL DEVELOPMENT WORKS (IDW)**

<b>Plotted Area (20.225 acres)</b>	
Plotted 19.714 acres @ Rs 20.00 Lac per acre	394.28 Lacs
19.714 X 20 Lac	
Commercial 0.511 acres @ Rs 50.00 Lac per acre	25.55 Lacs
0.511 X 50 Lac	
Cost of Community site	67.05
Total cost of Internal Development Works	486.88 lacs
25% B.G. on account of IDW	121.72 Lacs (Valid for five years)



**EXTERNAL DEVELOPMENT WORKS (20.225 acres) :-**

Area under Plotted component	= 19.714 acre
Interim rate of EDC	= 93.687 Lacs
EDC Amount for plotted component	= 1846.9455 lacs
Total Area under Comm. Component	= 0.511 acres
Interim rate for EDC	= 374.747 Lacs per acre (1.50 FAR)
EDC Amount for Comm. component	= 191.495717 lacs
Total cost of development	= 2038.44124 lacs
25% bank guarantee required	= 509.61031 lacs

4. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of Rs. 10/-. Two copies of specimen of the said agreements are enclosed herewith for necessary action.
5. To submit an undertaking on non-judicial stamp paper of Rs. 10/- to the effect that:-
  - a. That you shall deposit an amount of Rs. 8,846/- on account of deficit scrutiny fee, an amount of Rs. 1,69,82,300/- on account of Balance License fees and an amount of Rs. 1,21,44,238/- on account of conversion charges deposited online at website i.e. [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in).
  - b. That you will pay the Infrastructure Development Charges amounting to Rs. 3,22,44,978/- @ Rs.750/- per sq. mtr for the commercial area (150 FAR) and Rs. 375/- per Sq. Mtr. For Plotted component in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
  - c. That the area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
  - d. That you shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. 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.
  - e. That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - f. That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana.
  - g. That you shall construct the community sites at your own cost, or get constructed by any other institution or individual at its costs, the community buildings on the lands set apart for this purpose as per provision of section 3(3)(a)(iv) of Act, 1975.
  - h. That you shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.

(M) 9.01.0

- i. 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 Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
- j. That you have understood that the development/construction cost of 24 m/18 m major internal roads 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 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- k. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- l. That you shall seek approval from the Competent Authority under the Punjab Land Preservation Act, 1900 or any other clearance required under any other law.
- m. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Shahari Vikas Pradhikaran.
- n. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- o. That you shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- p. That you shall use only LED fitting for internal lighting as well as campus lighting.
- q. 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 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.
- r. 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 thirty percent of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- s. That you shall permit the Director or any other office authorized 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 license granted.
- t. 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.
- u. That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.

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

- v. That 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.
- w. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.
- x. That you shall not give any marketing and selling rights to any other company other than the collaborator company.
- y. That you shall complete the demarcation at site within two months from the date of license and will submit the demarcation plan in the office of District Town Planner, Gurugram under the intimation to this office.
- z. That no further sale of the licence applied land has taken place after submitting application for grant of licence.
6. To submit a certificate from the Deputy Commissioner, Gurugram/ District Revenue Authority stating that there is no further sale of the land applied for license till date and applicant company is the owner of the land.
7. To submit an affidavit duly attested by 1<sup>st</sup> 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.
8. To submit an undertaking from the land owning companies / 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.
9. The applicant company shall give public notice in three leading news papers of English and Hindi (2+1) published in district, with in period of 15 days from the issuance of this approval, one of which should be local news paper, stating that the company has not created any third party rights on the applied land measuring 20.225 acres and the applicant company intends to revise the approved layout plan if general public/allottee of the licensed area measuring 128.4583 acres (if any has any objection to the above stated revision, the same may be submitted in the office of District Town Planner, Gurugram within period of 15 days from the date of issue of public notice. Simultaneously, You shall also inform about the proposed revision in the originally approved layout plan of the complete colony. A copy of the earlier approved layout plan and proposed layout plan due to carving out of colony be made available on the website of the company, at the office of developer/colonizer as well as in the office of District Town Planner, Gurugram. You shall submit the report clearly indicating the objection, if any, received by you from allottee and action taken thereof alongwith an undertaking to the effect that

the rights of the existing allottee (if any) have not been infringed in the office of District Town Planner, Gurugram after expiry of 15 days time of public notice.

10. To Submit the certificate from the Deputy Commissioner, Gurugram/ District revenue Authority stating that there is no further sale of the land applied for grant of license till date and applicant company is the owner of the land.
11. That the applicant company shall submit the NOC from Divisional Forest Officer, Gurugram regarding applicability of any forest law/notifications.
12. The applicant company will construct the 24 mtr internal road falling under main license and additional license before the completion certificate.
13. To submit an indemnity bond indemnifying DTCP from any loss, if occurs due to submission of undertaking submitted in respect of non-creation of third party rights on the applied land.
14. To intimate your official Email ID and the correspondence made to this email ID by the Department shall be treated legal.
15. That you shall submit permission to construct the culvert over the Nallah from the competent authority before grant of license.
16. You shall enhanced the paid up capital upto 8.00 crore before the grant of license and submit the PAS Form-3 showing the paid up capital.
17. You shall furnish addendum registered collaboration agreement in continuation of the collaboration agreement submitted by St. Patricks Reality Pvt. Ltd. to the effect that:-
  - a) St. Patricks Reality Pvt. Ltd. shall be responsible for compliance of all terms and conditions of license/provisions of Act 8 of 1975 and Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DTCP, Haryana, whichever is earlier.
  - b) The said agreement is still valid and shall be irrevocable and no modification/ alteration etc. in the terms and conditions of the said agreement can be undertaken, except after obtaining prior approval of DTCP, Haryana.
18. You shall get the license no. 54 of 2014 dated 20.06.2014 renewed for further period before grant of the licence.

DA/schedule of land.


  
(K. Makrand Pandurang, IAS)  
Director, Town & Country Planning  
Haryana, Chandigarh

Endst. No LC-2841-D-Asstt(AK)-2019/

Dated:

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

1. Chief Administrator, HSVP, Sector-6, Panchkula.
2. Additional Director, Urban Estates, Sector-6, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram with the direction to verify demarcation at site.
5. CAO, Directorate
6. Nodal Officer (Website) O/o DTCP, Hr.

  
(Rajesh Kaushik)  
District Town Planner (HQ)  
For Director Town & Country Planning  
Haryana, Chandigarh

To be issued with LOI memo no. 2310 dated 16-09-19

1. Land owned by Chandiram, Pratap Singh S/o Shiv Charan 1/2 Share, Dharampal, Jagan Singh s/o Tirkha Ram 1/3 Share, Arun, Tarun s/o Om Parkash, Smt. Santosh Devi Wd/o Om Parkash 1/6 Share

Village	Rect no.	Killa no.	Area (K-M)
Dhunela	42	12	8-0

2. Land owned by St. Patrics Reality Pvt. Ltd. 3/47 Share, SFI Infraprojects and Realtors Pvt.Ltd. 13/47 Share, Chandi Ram 13/47 Share, Pratap Singh 3/47 Share Ss/o Shiv Charan, Dharampal 7/47 Share, Jagan Singh 7/47 Share Ss/o Tirkha Ram, Arun - Tarun - Ss/o and Santosh Wd/o Om parkash 1/47 Share

Village	Rect no.	Killa no.	Area (K-M)
Dhunela	41	6/2	2-7

3. Land owned by St. Columbus Infrastructure Development.

Village	Rect no.	Killa no.	Area (K-M)
	42	2	8-0
		6	8-0
		7	8-0
		8	8-0
		9	8-0
		15/2	6-0
		Total	46-0

4. Land owned by St. Dominic Estates Pvt. Ltd.

Village	Rect no.	Killa no.	Area (K-M)
	41	16	8-0
	42	3	8-0
		4	8-0
		5	8-0
	43	1	8-0
		2	8-0
		3/1	5-12
	33	20	7-0
		21	6-18
	34	16	8-0
		15	8-0
		1	6-16
		10/1	1-3
		10/2	6-0
		11	8-0
		Total	105-9
		Grand Total	161-16

Or  
20.225 acres

Director,  
Town & Country Planning  
Haryana

## Directorate of Town and Country Planning, Haryana

SCO No. 71-75, 2<sup>nd</sup> Floor, Sector-17 C, Chandigarh, web site: [tcpharyana.gov.in](http://tcpharyana.gov.in)  
Phone: 0172-2549349; e-mail: [tcphry@gmail.com](mailto:tcphry@gmail.com)

Regd.

LC-III  
(See Rule 10)

To

St. Patricks Realty Pvt. Ltd. and others,  
3<sup>rd</sup> Floor, Tower-D, Global Business Park,  
M.G. Road, Gurgaon, Haryana.

Memo No. LC-2841-B+C/JE (BR)/2016/ 22654. Dated: 18-10-2016

**Subject: Letter of Intent for grant of licence for residential plotted colony over an additional area measuring 23.05 acres in the revenue estate of village Dhunela, Sector-29, 30, 32 & 33, Sohna, District Gurgaon- St. Patricks Realty Pvt. Ltd**

Reference: Your application dated 11.01.2016.

2. 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 plotted colony on the additional land measuring 23.05 acres falling in the revenue estate of village Dhunela, Sector-29, 30, 32 & 33, Sohna, District 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:

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

### INTERNAL DEVELOPMENT WORKS:

i)	Total Area under Plotted Colony	= 23.00 acres
ii)	Interim rate for development	= Rs. 25.00 lacs per acres
iii)	Cost of Development	= Rs. 575.00 lacs
iv)	Total Area under Commercial	= 0.05 acres
v)	Interim rate for development	= Rs. 50.00 lacs per acres
vi)	Cost of Development	= Rs. 2.50 lacs
vii)	Cost of community site	= Rs. 213.15 Lacs
viii)	Total cost	= Rs. 790.65 lacs
ix)	25% bank guarantee required	= Rs. 197.66 lacs

### EXTERNAL DEVELOPMENT WORKS:

i)	Total Area under Plotted Colony	= 23.00 acres
ii)	Interim rate for development	= Rs. 104.6991 lacs per acres
iii)	Cost of Development	= Rs. 2408.0793 lacs
iv)	Total Area under Commercial	= 0.05 acres
v)	Interim rate for development	= Rs. 488.595 lacs per acres
vi)	Cost of Development	= Rs. 24.42975 lacs
vii)	Total cost	= Rs. 2432.50905 lacs
viii)	25% bank guarantee required	= Rs. 608.1273 lacs

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. 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 of demand.

4. 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.

5. To furnish an undertaking 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 of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such 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.

6. To furnish an undertaking that area coming under the sector roads and restricted belt/green belt which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards plotable area is being granted, shall be transferred free of cost of the Govt.

7. To deposit an amount of Rs. 1,71,34,865/- (One Crore Seventy One Lacs Thirty Four Thousand Eight Hundred Sixty Five Only) on account of balance licence fee, through bank draft in favour of Director General, Town and Country Planning, Haryana payable at Chandigarh.

8. To deposit an amount of Rs. 1,50,04,253/- (One Crore Fifty Lacs Four Thousand Two Hundred Fifty Three Only) on account of conversion charges, through bank draft in favour of Director General, Town and Country Planning, Haryana payable at Chandigarh.

9. To submit an undertaking that you will pay the infrastructure development charges amounting Rs. 3,51,33,019/- (Three Crore Fifty One Lacs Thirteen Thousand Nineteen Only) @ Rs.375/- per Sqm for plotted colony & Rs.750/- for commercial component in two equal installments. First installment shall be payable within sixty days of grant of licence and second installment within six months from the date of grant of licence, failing which 18% PA interest will be charged.

10. 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.

11. That you shall submit NOC as required under notification dated 14.9.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site.

12. That you shall seek approval from the Competent Authority under the Punjab Land Preservation Act, 1900 or any other clearance required under any other law.

13. To submit an undertaking to the effect that you shall make arrangement for water supply, sewerage drainage etc to the satisfaction of DG, TCP till these services are made available from external infrastructure to be laid by HUDA.

14. 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 month 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.

15. To furnish an undertaking to the effect that it is understood that the development / construction cost of 24/18 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 24/18 m wide road/major internal road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana.

16. To furnish an undertaking that no claim shall lie against HUDA till non-provision of EDC services, during next five years.

17. That you shall complete the demarcation at site within two month from date of licence and will submit the demarcation plan in the office of District Town Planner, Kurukshetra under the intimation to this office.

18. That you shall submit a fresh agreement in continuation of the collaboration agreement submitted earlier by incorporating following conditions.

i. That St. Patricks Reality Pvt. Ltd. shall be responsible for compliance of all terms and conditions of licence/Provisions of the Haryana Development and Regulation of Urban Areas Act, 1975. And the Rules made thereunder till the grant of final completion certificate to the colony or relieved of the responsibility by the DGTCP Haryana, whichever is earlier.

ii. The said agreement will be irrevocable and no modification/alteration etc in terms and condition can be undertaken, except after obtaining prior permission of DGTCP Haryana.

19. To submit an undertaking for compliance of Rule -24,26,27 & 28 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 buyers for meeting the cost of internal development works in the colony.

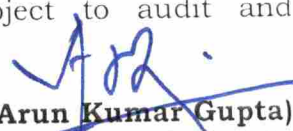
20. That you shall abide the policy dated 03.02.2010 and 14.06.2012 related to allotment of EWS Plots.

21. That you shall get the ownership of the land verified from Deputy Commissioner, Gurgaon and submit an undertaking stating that there is no further sale of the land applied for licence till date and applicants are the owners of the land.

22. That you will intimate your official Email ID and the correspondence address to the Department which will be treated legal and enforceable.

23. To submit an affidavit that you have not filed any other application for grant of licence/Change of Land use for the above said land.

24. The above demand for fee and charges is subject to audit and reconciliation of accounts.


  
(Arun Kumar Gupta)  
Director General,  
Town and Country Planning,  
Haryana, Chandigarh.

Endst no. LC-2841-B+C-JE (BR)-2016/

Dated:

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

1. Chief Administrator, HUDA, Gurgaon.
2. Senior Town Planner, Gurgaon.
3. Chief Accounts Officer of this Directorate.
4. District Town Planner, Gurgaon.

  
(S.K. Sehrawat)  
District Town Planner (HQ)  
For Director General, Town and Country Planning,  
Haryana, Chandigarh.

1. Detail Land Owned by S.F.I. Infraprojects and Realtors Pvt. Ltd. District-Gurgram.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area Taken</u>
			<b>K—M</b>
Dhunela	28	7	8—0
		8	8—0
		9	8—0
		12	8—0
		13	8—0
		18	8—0
		19	8—0
		22	8—0
			<b>Total</b>

2. Detail Land Owned by St. Patricks Reality Pvt. Ltd. 13/80 share, Chandi-Ram-Pratap Ss/o Shiv Charan 67/160 Share, Dharampal-Jagan Singh Ss/o Tirkha 45/160 share, Arun-tarun Ss/o and Santosh Devi Wd/o Om Parkash 22/160 share.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area Taken</u> <u>K—M</u>
	35	11/2	4—0

3. Detail Land Owned by St. Patricks Realty Pvt. Ltd.



<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area Taken</u> <u>K—M</u>
	36	15/1	4—0

4. Detail Land Owned by Premwati W/o Partap Singh.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area Taken</u> <u>K—M</u>
	43	23/1/2	1—15

5. Detail Land Owned by Wharton Engineers and Developers Pvt. Ltd.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area Taken</u> <u>K—M</u>
Dhunela	43	21	8—0
		22	8—0
		23/1/1	1—19
		1	8—0
	44	2	8—0
		3	4—8
		9	7—14
		10	8—0
		11	8—0
		12	3—4
		20	5—13
		<b>Total</b>	<b>70—18</b>

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


6. Detail Land Owned by Smt. Shankuntla Devi W/o Chandi Ram 114/591 share, Premwati W/o Pratap Singh 1325/5319 share, Manish Kumar S/o Ram Nath 305/5319 share, Ashima W/o Aman 305/5319 share, F.I. Engineers and Developers 262/591 share.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area Taken</u> <b>K—M</b>
Berka	18	1	7—7
		10	8—0
	19	5	6—16
		6	<u>7—8</u>
		<b>Total</b>	

7. Detail Land Owned by Shankuntla Devi W/o Chandi Ram 28/56 share, F.I. Engineers and Developers Pvt. Ltd. 28/56 share.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area Taken</u> <u>K—M</u>
Berka	18	2/1	2—16

8. Detail Land Owned by Ambrose Buildcon Pvt. Ltd.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area Taken</u> <u>K—M</u>
Berka	18	9	7—8

**Grand Total 184—8**

**Or 23.05 acres**

  
 Director General  
 Town & Country Planning  
 Haryana, Chandigarh  


# Directorate of Town & Country Planning, Haryana

SCO-71-75, 2<sup>nd</sup> Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

Web site tcpharyana.gov.in - e-mail: tcphry@gmail.com

Regd.

(LC-III, see Rule 10)

To

Sh. Chandi Ram-Partap Singh s/o Sh. Shiv Charan  
Sh. Dharampal- Jagan Singh s/o Sh. Tirkha Ram  
Sh. Arun-Tarun s/o Sh. Om Prakash  
Smt. Shakuntla Devi w/o Sh. Chandi Ram  
Smt. Premwati w/o Sh. Partap Singh  
Smt. Geeta Devi w/o Sh. Ajit Singh  
Smt. Leela Devi w/o Sh. Jagan Singh  
Smt. Santosh Devi w/o Sh. Om Prakash  
Sh. Vijay Kumar- Ravinder Singh- Balkaran Singh s/o Sh. Surinder Pal Singh  
St. Patricks Realty Pvt. Ltd.  
C/o St. Patricks Realty Pvt. Ltd.,  
Floor-3, Tower-D, Global Business Park,  
M.G. Road, Gurgaon-122002

Memo No. LC-2841-JE (S) 2013/

Dated:

59592

4/12/13

**Subject:** Letter of Intent for develop a Residential plotted Colony over an area measuring 105.4043 acres situated in the revenue estate of village Dhunela & Berka, Sector-29, 30, 32 & 33 of Sohna, District Gurgaon – Sh Ravinder Singh and others in collaboration with St. Patricks Realty Pvt. Ltd.

Please refer to your application dated 16.11.2012, 04.02.2013 and 12.06.2013 on the above noted 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 over an area measuring 105.4043 acres, situated in the revenue estate of village Dhunela & Berka, Sector-29, 30, 32 & 33 of Sohna, District 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.

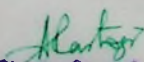
3. To furnish 25% bank guarantee on account of Internal Development Works and External Development Works for the amount calculated as under :-

## INTERNAL DEVELOPMENT WORKS:

- |                                                        |                                 |
|--------------------------------------------------------|---------------------------------|
| 1. Area under residential Plotted                      | = 101.8683 acres                |
| 2. Interim rate for development of residential plotted | = Rs. 20.00 lac per gross acres |
| 3. Cost of development of residential component        | = Rs. 2037.366 lac              |
| 4. Area under Commercial component                     | = 3.54 acres                    |
| 5. Interim rate for development for commercial         | = Rs. 50.00 lac per gross acres |
| 6. Cost of development of Commercial component         | = Rs. 177 lac                   |
| 7. Cost of community facility                          | = Rs. 134.10 lac                |
| 8. Total required development cost                     | = Rs. 2348.466 lac              |
| 9. Bank Guarantee required (25% of the total)          | = Rs. 587.12 lac                |

## EXTERNAL DEVELOPMENT WORKS:

- |                               |                    |
|-------------------------------|--------------------|
| 1. EDC for Plotted Component: |                    |
| 101.8683 acres x 78.662 lac   | = Rs. 8013.164 lac |
| 2. EDC for Comm. Component    |                    |
| 3.54 acres x 367.089 lac      | = Rs. 1299.50 lac  |

  
Director General  
Town & Country Planning,  
Haryana, Chandigarh

- |                                             |                    |
|---------------------------------------------|--------------------|
| 3. Total cost of EDC                        | = Rs. 9312.664 lac |
| 4. BG required equalant to 25% of total EDC | = Rs. 2328.166 lac |

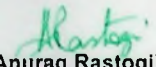
It is made clear that Bank Guarantee of Internal Development Works has been worked out on the interim rates and you will have to submit the additional bank guarantee, if any required at the time of approval of Service Plan/Estimate. With an increase in the cost of construction and increase in the number 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 an amount of Rs. 6,90,82,442/- on account of conversion charges and Rs. 11,08,52,656/- 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 to the effect:-
  - i) That you shall deposit an amount of Rs. 17,34,01,253/- on account of Infrastructural Development Charges @ Rs. 375/- per Sqm for plotted component and @ Rs. 750/- 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) That the portion of the road which form part of the site 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) That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the same alongwith land falling in alignment/ROW of such roads free of cost to the Govt. u/s 3(3) (a) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - iv) That you shall take permanent access from proposed service road along the development plan road.
  - v) That you shall integrate the services with HUDA services as and when made available.
  - vi) 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 Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
  - vii) That you understand that the development/ construction cost of 24/18 m major internal roads 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 24/18 m wide major internal roads as and when finalized and demanded by the Department.
  - viii) That you shall 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) That you shall obtain prior permission/clearance/NOC as per provisions of notification dated 14.09.06 issued by MOEF, GOI or any other applicable Environment/ Forest Laws/Rules, before execution of development works at site.
  - x) That 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) That you shall obtain clearance from Competent Authority, if required under PLPA, 1900 and any other clearance required under any other law.
  - xii) That you shall provide rain water harvesting system, as per central ground water Authority Norms/Haryana Govt. notification as applicable.
  - xiii) That 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) That you shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.
  - xv) 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 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) 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 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) That 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) That 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) That you will intimate your official Email ID and the correspondence made to this email ID by the Department shall be treated legal.
  - xx) That you will maintain the ROW along GAIL pipe line and obey all the directions/restrictions intimated by GAIL Authorities for safety and security of the GAIL pipe line as well as the prospective residents of the colony.
  - xxi) That you will maintain the ROW along 66 KV HT line and you will shift the 66 KV HT line underground from one extreme land of the colony to the other land at your own cost as and when directed by this office (if recommended by HVPNL).
  - xxii) That you will obtain permission of competent authority for constructing a culvert over the drain on spots where internal roads cross the drain, construct a box drain on the entire stretch of the drain flowing in the licenced colony as per the design approved by XEN Public Health of either HUDA or Public Health Engineering Department.
7. You shall submit the layout plan of the colony, as per approved circulation plan of the Sectors, in triplicate.
8. You shall submit registered collaboration agreement entered into company with the land owners to the effect:

- i). That the developer company, i.e., St. Patricks Realty Pvt. Ltd. shall be responsible for compliance of all terms and conditions of licence/provisions of the Act of 1975 and Rules 1976 till the grant of Final Completion Certificate to the colony or relived of the responsibility by the Director General, Town & Country Planning, Haryana which ever is earlier.
  - ii). That the said agreement shall be irrevocable and no modification/alteration etc. in the terms and conditions of such agreement can be undertaken, except after obtaining prior approval of the Director General, Town & Country Planning, Haryana.
9. 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.
10. The above demanded fee and charges are subject to audit and reconciliation of accounts.

DA/as above.


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

Endst. No. LC-2841-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.

  
(Karmveer Singh)  
District Town Planner (HQ)  
For Director General, Town & Country Planning  
Haryana, Chandigarh

To be read with LOI Memo No. 59592 Dated 4/12/13.

1. Detail of land owned by Chandi Ram – Partap Singh s/o Shiv Charan 1/2 share  
 Dharampal – Jagan Singh s/o Tirkha Ram 1/3 share  
 Arun – Tarun s/o Om Prakash, Smt Santosh Devi wd/o Om Prakash 1/6 share

Village	Rect No.	Killa No.	Area K.M
Dhunela	36	14/2/1	0-8
		14/2/2	1-5
		16	8-0
		17	7-6
		20	8-0
	35	22	8-0
	34	23	8-0
		24	8-0
	27	10/1/2min	1-6
		10/2 min	2-15
		22/1	4-8
		22/2	2-0
		23	8-0
	33	1	8-0
		8	8-0
		10	7-0
		18	8-0
		19	8-0
		22	8-0
	27	11/2	0-16
		12	8-0
		18/1	4-0
		18/2	4-0
		19	6-0
		25	8-0
	28	21	8-0
	36	15/2	4-0
	35	13/2	2-16
		18/1	3-6
		16	8-0
		25	8-0
		19	8-0
		22	8-0
		23	8-0
		13/1	5-4
		18/2	4-14

BOTCP (HR)  
 CHD  
 Amay H/C  
 1/12/13

Contd.....Serial No.1 Chandl Ram – Partap Singh s/o Shiv Charan 1/2 share  
 Dharampal – Jagan Singh s/o Tirkha Ram 1/3 share  
 Arun – Tarun s/o Om Prakash, Smt Santosh Devi wd/o Om Prakash 1/6 share

Village	Rect No.	Killa No.	Area K.M
Dhunela	34	2	6-12
		3	8-0
		1	8-0
		4	8-0
		5	8-0
		6	8-0
		7	8-0
		8	8-0
		9/1	5-0
		9/2	1-16
		10	7-12
		12	5-16
		13	8-0
		18/1	5-7
		18/2	1-2
		19/1	6-12
		19/2	0-12
		20	8-0
	40	2	8-0
		3	8-0
	34	11	8-12
	35	17	8-0
		24	8-0
	40	4	8-0
	35	6/2	7-7
	43	6/2/2	0-3
		7/1	3-8
		7/3	0-16
		7/4	0-12
		8	8-0
		9	8-0
		10	8-0
		11	8-0
		6/2/1	5-0
		12	8-0
		13	8-0
		14/1	6-8
		14/2	0-6
		14/3	1-6
		18/1	2-9
		18/2	5-11
	35	5	8-0
Total Sr.No.1			463-11

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 DGTCP (HR)  
 CHO  
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2. Detail of land owned by Chandi Ram – Partap Singh s/o Shiv Charan 2/5 share  
 Dharampal – Jagan Singh s/o Tirkha Ram 2/5 share  
 Arun – Tarun s/o Om Prakash, Smt Santosh Devi wd/o Om Prakash 1/5 share

Village	Rect No.	Killa No.	Area K.M
Dhunela	28	23	7-13
	33	2	8-0
		3	8-0
	39	4	6-18
		5	8-0
		6	8-0
		7	8-0
	40	1	8-0
		10	8-0
	43	16	0-17
		17	6-16
	26	6 min	6-0
Total Sr.No.2			84-04

3. Detail of land owned by Vijay Kumar – Ravinder Singh - Balkaran Singh s/o  
 Surinder Singh urf Surinderpal Equal share

Village	Rect No.	Killa No.	Area K.M
Dhunela	28	24	8-0
	33	4	8-0
		5/1	7-12
		6/2	7-12
	32	16	8-0
		17	8-0
		18	8-0
		19	8-0
		20	8-0
		21	8-0
		22	8-0
		23	8-0
		24	8-0
		25	8-0
	33	7	8-0
		14	8-0
		15	8-0
		16/1	0-9

*[Handwritten signature and stamp]*  
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Contd.....Serial No.3 Vijay Kumar – Ravinder Singh – Balkaran Singh s/o Surinder Singh  
urf Surinderpal Equal share

Village	Rect No.	Killa No.	Area K.M
Dhunela	33	16/2 17/1 17/2 23 24 25	7-11 0-9 7-11 8-0 8-0 8-0
Total Sr.No.3			175-04

4. Detail of land owned by Chandi Ram – Partap Singh s/o Shiv Charan 3/8 share

Dharampal – Jagan Singh s/o Tirkha Ram	1/4 share
Arun – Tarun s/o Om Prakash	1/12 share
Smt Shakuntla Devi w/o Chandi Ram	1/16 share
Smt Prem wati w/o Partap Singh	1/16 share
Smt Geeta devi w/o Ajit Singh	1/24 share
Smt Leela Devi w/o Jagan Singh	1/24 share
Smt Santosh Devi wd/o Om Prakash	1/12 share

Village	Rect No.	Killa No.	Area K.M
Dhunela	41	2 3 4	8-0 8-0 8-0
Total Sr.No.4			24-0

5. Detail of land owned by Chandi Ram – Partap Singh son's of Shiv Charan 290/741 share

Dharampal – Jagan Singh son's of Tirkha Ram	192/741 share
Arun – Tarun son's of Om Prakash	66/741 share
Smt Santosh Devi wd/o Om Prakash	59/741 share
Smt Shakuntla Devi w/o Chandi Ram	40/741 share
Smt Prem wati w/o Partap Singh	40/741 share
Smt Geeta devi w/o Ajit Singh	27/741 share
Smt Leela Devi w/o Jagan Singh	27/741 share

Village	Rect No.	Killa No.	Area K.M.S
Dhunela	35	8/2	4-2-3
Total Sr.No.5			4-2-3

**6. Detail of land owned by Chandl Ram S/o Shiv Charan**

Village	Rect No.	Killa No.	Area K.M
Dhunela	43	23/2 24/1	4-2 0-17
Total Sr.No.6			4-19

**7. Detail of land owned by Smt Santosh Devi wd/o Om Parkash**

Village	Rect No.	Killa No.	Area K.M
Dhunela	35	15/1 15/2	2-0 6-0
Total Sr.No.7			8-0

**8. Detail of land owned by Smt Premwati w/o Partap Singh**

Village	Rect No.	Killa No.	Area K.M
Dhunela	43	19 20/1 20/2	8-0 3-12 4-8
Total Sr.No.8			16-00

**9. Detail of land owned by Chandi Ram, Dharampal ss/o Trikha 332/909 share**

Jagan Singh s/o Tirkha Ram 166/909 share  
Smt Leela wati w/o Jagan Singh 122/909 share  
Arun – Tarun son's of Om Prakash 111/909 share  
Smt Santosh Devi wd/o Om Prakash 178/909 share

Village	Rect No.	Killa No.	Area K.M
Berka	19	3/2 4 7 8 13 14 17/1 18	1-16 8-0 8-0 4-0 4-8 8-0 5-7 5-18
Total Sr.No.9			45-9

DGTC (HR)  
CHD  
Amay Rgo

**10. Detail of land owned by Smt Shakuntla Devi w/o Chandi Ram,  
Smt Prem wati w/o Partap Singh 1/2 share  
Smt Geeta devi w/o Ajit Singh, Smt Leela Devi w/o Jagan Singh  
Smt Santosh Devi wd/o Om Prakash 1/2 share**

Village	Rect No.	Killa No.	Area K.M
Dhunela	34	25	8-0
Total Sr.No.10			8-0

**11. Detail of land owned by St.Patricks Realty Private Limited Full Share**

Village	Rect No.	Killa No.	Area K.M
Dhunela	43	7/2	3-4
		6/1	2-0
		15	4-12
		Total Sr.No.11	

**G.TOTAL** **K - M - S**  
**843 - 5 - 3 or 105.4083 acres**

*le*  
**Director General**  
**Town & Country Planning**  
**Haryana, Chandigarh**  
*Pradyumn Kishor*