

DIRECTORATE OF TOWN & COUNTRY PLANNING HARYANA

Sector -18, Chandigarh

Tele -Fax:0172-2548475; Tel:0172-2549851. E-mail:tcphrv@gmail.com

Memo No:-LC-2295-DS (R)-2010/ 2039

Dated: 31/5/10

To

Sh. Dharmbir, Tejpal, Bhram Pal, Raj Pal, Bir Singh Ss/o Sh. Kishan Lal

Sh. Sunil Kumar S/o Sh. Ramesh Kumar

Sh. Ram Kishan, Hari Kishan, Ikram, Hans Raj Ss/o Sh. Ragbir

Sh. Subash S/o Sh. Mehar Chand,

Sh. Todar Mal S/o Bihari, Sh. Balbeer, Manoj, Pawan Ss/o Hukam Chand

Smt. Suman, Manju D/o. Baleshwari Wd/o Sh. Hukam Chand,

Smt. Ratni, Wd/o Sh. Kishan Lal,

Smt. Baleshwari D/o Kishan Lal

Sh. Mukesh S/o Sh. Rattana

Vijay, Punam D/o Smt. Kalawati W/o Sh. Rattana

Sh. Rame, Ramesh, Iswar, Narinder Ss/o Gopi Chand

Baleshar, Rajinder, Mahipal, Mahesh, Satish, Nagesh, Suresh Ss/o Harchand alias

Harichand, Smt. Sursh, Sunita D/o Harchand alias Harichand

Sh. Shyam Chand, Amiar Chand, Dev Ram, Ramjilal S/o Girdhari alias Lachwa

Sh. Ramjeevan, Horam, Tepal, Ved Ram, Layak Ram Om Parksah Ss/o Birbal,

Smt. Anguri Wd/o Sh. Harkesh, Sikander, Jeete Ss/o Sh. Harkesh,

Smt. Dharmwati, Maya D/o Bihari

C/o M/s D.S.S. Infrastructure Pvt. Ltd.

509, Guru Hari Shankar Nagar, Paschim Vihar,
New Delhi.

Subject:- Grant of licence for Group Housing Colony under the policy for Low Cost/Affordable Housing Project on the land measuring 11.262 acres in Sector-67 Gurgaon Manesar Urban Complex.

Reference:- Your application dated 19.11.2009 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 Low Cost/ Affordable housing colony on the area measuring 11.262 acre falling in the revenue estate of village Badshahpur in Sector-67 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 commercial/GH	=11.262 acres
ii) Interim rate for development	=Rs.25.00 Lac per acre
iii) Total cost of development	=Rs.281.55 lakhs
iv) Cost of community Building	=Rs.22.35 lakhs
v) Total cost of Development	=Rs.303.9 lakhs
vi) 25% bank guarantee required	=Rs.75.975 lakhs

EXTERNAL DEVELOPMENT WORKS:-

i) Area under commercial/GH	= 11.262 acres
ii) Interim rate for development	= Rs.274.88 Lac per acre
iii) Total cost of development	= Rs.3095.7 lakhs
iv) 25% bank guarantee required	= Rs. 773.925 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.

D.T.C.P. (HR)

4/15/16
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Sect-4
11/5/10

The rates of external development charges for the Gurgaon Manesar Urban Complex 2021 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 mandated as per prescribed schedule by the DTCP Haryana. An undertaking may be submitted in this regard.

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.

To deposit the balance licence fee of Rs.1,19,57,172/- (Rs. One Crore, Nineteen lakh, Fifty Seven Thousand and One Hundred Seventy Two only) through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh

To deposit the conversion charges amounting to Rs. 92,08,123/- (Rs. Ninety Two lakh, Eight Thousand and One Hundred Twenty Three only) through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.

To submit an undertaking that you shall pay the infrastructure development charges- @ Rs.625 for group housing component and Rs.1000/- per sq meters for commercial area in two equal installments. First installment will be within sixty days of grant of licence and second installment within six months of grant of licence, failing which 18% PA interest will be liable for the delayed period.

6. To submit an undertaking that you shall construct 12 mtr wide service roads and 24 meter wide internal circulation plan road passing through your site if any at your own cost and the entire area under said roads shall be transfer free of cost to the Govt.

7. To furnish an undertaking that the portion of sector road/green belt which shall form part of the licenced area if any, 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.

8. To submit an undertaking that you shall 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 in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon you.


10. To furnish an undertaking 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.

11. To furnish an undertaking 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. To furnish 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.

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 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.

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. To submit an indemnity bond as per the enclosed proforma regarding land, under acquisition process.
16. That the applicant shall get the building plans approved within maximum period of six months. In case licensee fails to do so, his licence would be cancelled and licence fee forfeited.
17. That the applicant shall complete the project within maximum period of three years and offer possession of units to the eligible applicants. This period will be extendable by a maximum period of one year subject to the payment of penalty equivalent to 5% of the External Development Charges. In case, a licensee/ colonizer complete the project before two years, a 5% concession in External Development Charges would be provided by the Government.
18. That the colonizer shall intimate the Official E-mail ID to this office for the purpose of correspondence. The information sent to this ID will be treated as official.
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