

# Directorate of Town & Country Planning, Haryana

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

**Regd. Post**

To

Natureville Prtomoters Pvt. Ltd.  
C/o Puri Construction,  
4 - 7 B, Ground Floor, Tolstoy House  
Tolstoy Marg, New Delhi.

Memo No. LC-1989B-JE(VA)-2012/8776 Dated : 21/5/12

Subject:-

**Grant of license for setting up of RESIDENTIAL GROUP HOUSING COLONY on the additional land measuring 4.268 acres falling in the revenue estate of village Chauma, Sector 111, Gurgaon - Manesar Urban Complex.**

Ref: -

Your application dated 18.05.2010 on the above noted subject.

Your request for the grant of license under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976 framed thereunder for the development of a RESIDENTIAL GROUP HOUSING COLONY on the additional land measuring 4.268 acres falling in the revenue estate of village Chauma, Sector 111, Gurgaon - Manesar Urban Complex has been examined/considered by the Department and it is proposed to grant license to you. You are, therefore, called upon to fulfill the following requirements/pre-requisites laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issuance of this notice, failing which the grant of license shall be refused.

To furnish the bank guarantee on account of Internal Development Charges for the amount calculated as under:-

## 1. INTERNAL DEVELOPMENT WORKS (IDW)

A)	Tentative rates for GH	= ₹ 213.40 Lac
	@ ₹ 50.00 Lac per acre	
B)	Cost of Community Facilities	= ₹ 22.35 Lac
C)	Total cost of Internal Development Works	= ₹ 235.75 Lac
D)	25% B.G. on account of IDW	= ₹ 58.9375 Lac

## 2. EXTERNAL DEVELOPMENT CHARGES (EDC)

A)	Charges for GH Development	= ₹ 996.475Lac
	(@ ₹ 234.63 Lac/acre)	
B)	Charges for Commercial Component	= ₹ 6.574 Lac
	(@ ₹ 313.0633 Lac/acre)	
C)	Total cost of Development	= ₹ 1003.048 Lac
D)	25% bank guarantee required	= ₹ <u>250.762 Lac</u>

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.

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


V. A. S.

In the event of increase of rates of external development charges, you will have to pay the enhanced rates of external development charges as finally determined and as and when demanded by the DGTCP, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.

1. To execute two agreements i.e. LC-IV & LC-IV-A 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 ₹ 28,22,727/- on account of conversion charges and an amount of ₹ 12,986/- 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 ₹ 1,08,27,243/- on account of Infrastructure Development Charges @ ₹ 625/- per sq m for GH area and ₹ 1000/- per sq m for Commercial Component 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 the colonizer shall abide by the policy dated 03.02.2010 related to 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 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 License/change of land use under the provision of the Punjab Schedule Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963.
18. That you will complete the demarcation at site within 7 days and will submit the Demarcation Plan in the office of District Town Planner, Gurgaon within 15 days of issuance of this memo.
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 from the flat holders for meeting the cost of internal development works in the colony.
20. To submit an undertaking that you shall deposit the labour cess as applicable as per rules before approval of building plans.
21. To submit an affidavit from the individual land owners that this land has not been sold to any person after entering into collaboration agreement with the colonizer to whom LOI is being issued and also that presently there is no collaboration agreement enforced with any other person for the same land.
22. That in continuation of the collaboration agreement submitted earlier a fresh agreement may be entered into by Puri Construction Pvt. Ltd. with land owners to the effect that :
  - (i) The developer company, i.e., Puri Constructions 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. That you shall enhance the paid up capital of International Infratech Pvt. Ltd. to ₹ 9.00 crore & submit Form - 2 & 5 from the MCA, Govt. of India website authenticating the above, before issuance of the license
24. The fee and charges being conveyed are subject to audit and reconciliation of accounts.

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

Endst. LC-1989B-JE(VA)-2012/

Dated :


A copy is forwarded to the following alongwith copy of land schedule, with direction to verify demarcation at the site.

1. Senior Town Planner, Gurgaon.
2. District Town Planner, Gurgaon.

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

Detail of land owned by Natureville Promoters Pvt. Ltd. village Chauma, Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area K - M
<u>Chauma</u>	28	24/1	2 - 8
		25/1	5 - 0
		24/2	5 - 12
		16	8 - 0
		17	8 - 0
	40	4/2	5 - 3
		<b>Total</b>	<u>34 - 3 or 4.268 Acres</u>

  
**Director General**  
 Town & Country Planning  
 Haryana, Chandigarh  
*Anurag Kato*

# DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SECTOR-18, CHANDIGARH.

Tele-Fax: 0172-2548475; Tel.: 0172-2549851. E-mail: [tcp\\_hry@gmail.com](mailto:tcp_hry@gmail.com)

To

M/s Naturevilla Promoters Pvt. Ltd.  
Sh. Attar Singh S/o Sh. Maluk Singh,  
in collaboration with M/s Puri Construction Pvt. Ltd.  
W-82 A, Greater Kailash Part-II,  
New Delhi-110048.

Memo No. LC-1989-JE (AK)-2010/3945 Dated : 26-3-10

**Subject : Grant of licence for setting up of a Group Housing Colony on the land measuring 15.457 acres in Sector 110 A & 111 at village Chouma, Distt. Gurgaon.**

Reference your application dated 01.10.2008 on the subject noted above.

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 group housing colony on the land measuring 15.457 acres falling in the revenue estate of village Chouma, 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:

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                    | = 15.457 acres             |
| ii) Interim rate for development | = Rs. 25.00 Lacs per acres |
| iii) Total cost of IDW           | = Rs. 386.43 Lacs          |
| iv) Cost of Community Facility   | = Rs. 22.35 Lacs           |
| v) Grand Total                   | = Rs. 408.78 Lacs          |
| vi) 25% bank guarantee required  | = Rs. 102.19 Lacs          |

#### **EXTERNAL DEVELOPMENT WORKS:-**

- |                                  |                             |
|----------------------------------|-----------------------------|
| i) Total Area                    | = 15.457 acres              |
| ii) Interim rate for development | = Rs. 274.88 Lacs per acres |
| iii) Total cost of Development   | = Rs. 4248.805 Lacs         |
| iv) 25% bank guarantee required  | = Rs. 1062.21 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.

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


3. 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.

4. To furnish an undertaking that the portion of sector/master plan road which shall form part of the licenced 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.

5. To deposit an amount of Rs. 1,02,27,012/- (One Crore Two Lac Twenty

draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.

6. To submit an undertaking that you will pay the infrastructure development charges- @ Rs.1000/- per sq meters for commercial area and @ Rs.625/- per sq mtr for group housing 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.
7. To submit an undertaking that you will construct 12 mtrs. and 24 mtrs. wide internal circulation road passing through your site at your own cost and the entire road shall be transferred free of cost to the Government.
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, Govt of India before executing development works at site.
11. 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.
12. 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.
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. That you shall provide the requisite ROW under 220 KV HT lines passing through your site.
15. That you shall submit a certificate District Revenue Authority stating that there is no further sale of the land applied from licence till date and applicants are the owner of the land.
16. That you will intimate your official Email ID and the correspondence to this ID by the Deptt. will be treated legal and enforceable.
17. That the rain water harvesting system shall be providing as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
18. That the 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.
19. The colonizer/owner shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.
20. The above demand for fee and charges is subject to audit and reconciliation of accounts.

  
(T. C. Gupta, IAS)  
Director,  
Town and Country Planning,  
Haryana, Chandigarh.  
email : [tcphry@gmail.com](mailto:tcphry@gmail.com)

