

From

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

To

M/s Juventus Estate Pvt Ltd,
C/o M/s Athena Infrastructure Pvt Ltd,
A 13 A, Green Park Main,
New Delhi.

Memo No. SDP-2007/23066

Dated 10-9-07

Subject:

Grant of licence to develop a residential group housing colony on the land measuring 10.7234 acre falling in revenue estate of village Dhanwapur, District Gurgaon.

Reference your application dated 31.7.2007 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 residential group housing colony on the land measuring 10.7234 acres falling in the revenue estate of village Dhanwapur, District Gurgaon has been examined/considered by the department and it is proposed to grant licence to you with a population density norm of 250 person per acre. 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 account of internal development works and external development charges for the amount calculated as under:-

INTERNAL DEVELOPMENT WORKS:

i)	Total Area under group housing	=10.7234 acres
ii)	Interim rate for development	=Rs.25.00 lacs per acre
iii)	Total cost of development	=Rs.268.09 lacs
iv)	Const of community facilities	=Rs.22.35 lacs
v)	Grand Total	=Rs.290.44 lacs
vi)	25% bank guarantee required	=Rs.72.61 lacs. ✓

EXTERNAL DEVELOPMENT WORKS:

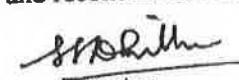
i)	Total Area under group housing	=10.7234 acres
ii)	Interim rate for EDC	=Rs.104.44 lacs per acre
iii)	Total cost of development	=Rs.1119.95 lacs
iv)	25% bank guarantee required	=Rs.279.99 lacs. ✓

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. 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 for the Gurgaon Manesar Urban Complex 2021 are being determined and are likely to be finalized soon. There is likelihood of substantial enhancement in these rates. You will therefore be liable to pay the enhanced rates of external development charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana. An undertaking may be submitted in this regard.

read in

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 the portion of 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.
6. To deposit an amount of Rs.70,97,650/- (Rs. Seventy lacs ninety seven thousand six hundred fifty only) on account of conversion charges through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
7. To submit an undertaking that you will pay the infrastructure development charges- @ Rs.625/- per sq meter for group housing area and Rs.1000/- per sq meter 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.
8. To submit an undertaking that you shall construct 24 mtrs wide internal circulation road falling through their site at their own cost and the entire area under road shall be transfer free of cost to the Govt.
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 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 the coloniser.
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. To submit an undertaking that you shall obtain clearance from the competent authority if required under PLPA, 1900 and any other clearance required under any other laws.
13. 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.
14. 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 and Country Planning, Haryana

Ayojna Bhawan, Sector-18, Chandigarh, web site: tcpharyana.gov.in

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

Regd.

LC-III
(See Rule 10)

To

M/s Juventus Estates Pvt. Ltd.
M/s Mariana Infrastructure Ltd.
448-451, Udyog Vihar, Phase-V,
Gurgaon-122001.

Memo No. LC-1590A-JE (BR)-2011/ 6348 Dated: 6-4-11

Subject: - Letter of intent to develop a Group Housing Colony on the additional land measuring 10.162 acres falling in the revenue estate of village Dhanwapur and Gurgaon, Sector-104, Tehsil and District Gurgaon.

Reference: Your application dated 19.12.2007, 24.01.2008, 29.02.2008, 02.05.2008 and 25.01.2008.

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 additional land measuring 10.162 acres falling in the revenue estate of village Dhanwapur & Gurgaon, Sector-104, Distt. 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 letter, 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 under Group Housing	= 10.162 acres
ii)	Interim rate for development	= Rs. 50.00 Lac per acre
iii)	Cost of development	= Rs. 508.10 Lacs
iv)	Cost of community sites	= Rs. 22.35 Lac
v)	Total cost	= Rs. 530.45 Lac
vi)	25% bank guarantee required	= Rs. 132.163 Lac

EXTERNAL DEVELOPMENT WORKS:

i)	Total Area under Group Housing	= 10.112 acres
ii)	Interim rate for EDC	= Rs. 213,299 Lac per acre
iii)	Cost of development	= Rs. 2156.8795 Lac
iv)	Total area under commercial Component	= 0.05 acres
v)	Interim rate for EDC for 175 FAR	= Rs. 332.036 Lac
vi)	Cost of development	= Rs. 16.6018 Lac
vii)	Total cost of development (iii + vi)	= Rs. 2173.4813 Lac
viii)	25% bank guarantee required	= Rs. 543.371 Lac

DG, TCP (HR)

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

enhanced rates of external development charges and additional bank guarantee as and when determined and demanded as per prescribed schedule by the DG, TCP 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. 78,68,259/- (Seventy eight lacs, sixty eight thousand and two hundred fifty nine only) on account of conversion charges, through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.

6. ✓ To deposit an amount of Rs. 3,54,740/- (Three lacs, fifty four thousand and seven hundred forty only) on account of balance scrutiny fee/licence fee, through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.

7. ✓ To submit an undertaking that you will pay the infrastructure development charges amounting Rs. 2,02,350/- (Two lacs, two thousand and three hundred fifty only) @ Rs.1000/- per Sqm for commercial area and Rs. 2,55,77,040/- (Two crore, fifty five lacs, seventy seven thousand and forty only) @ Rs.625/- per Sqm 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 15% PA interest will be charged.

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. ✓ Applicant shall construct 24 m wide internal circulation road falling through their site at their own cost and the entire area under road shall be transferred free of cost to the Govt.

10. ✓ 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.

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 General, 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. That you shall submit a certificate District Revenue Authority stating that there is no further sale of the land applied for licence till date and applicants is the owner of the land.

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 will intimate your official Email ID and the correspondence to this ID by the Deptt. will be treated legal and enforceable.

18. That the rain water harvesting system shall be providing as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.

19. That the 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 Town & Country Planning, Haryana.

20. 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.

21. The colonizer/owner shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.

22. To furnish an undertaking that you shall transfer 50% of the EWS flats to Haryana Housing Board and remaining shall be allotted through draw of lots to the eligible BPL categories families as per Govt. policy.

23. To furnish an affidavit to the effect that the applicant has not applied for other CLU /licence for the same land.

24. To furnish an affidavit to the effect that the applicant has not violated the provision of the Haryana Ceiling of Land Holdings Act, 1972.

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

(T. C. Gupta, IAS)

Director General,

Town and Country Planning,
Haryana, Chandigarh.

Endst no. LC-1590 A-JE (BR)-2011/ 4249-52 Dated: 6-4-11

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

1. Chief Administrator, HUDA, Panchkula.
2. Senior Town Planner, Gurgaon.
3. Chief Accounts Officer, O/o Senior Town Planner (M), Chandigarh.
4. District Town Planner, Gurgaon


(Vijay Kumar)

District Town Planner (HQ)

For Director General, Town and Country Planning,
Haryana, Chandigarh.

To be read with LOI Memo No. 4848-52 dated: 6-4-11

1. Detail of land owned by M/s Juventus Estate Pvt. Ltd., Distt. Gurgaon

Village	Rct No.	Kila No.	Area K-M
Dhanwapur	12	16	8-0
		15	2-18
	13	20	5-13
	Total		16-11 or 2.069 acres
Gurgaon	Khasra No.	Area B-B	
	260/1	2-10	
	6331/240	1-9	
	6332/241	0-7	
	260/2	2-9	
Total		6-15-0 or 4.218 acres	

2. M/s Mariana Infrastructure Ltd.

Gurgaon	252	4-16	
	253	1-8	
Total		6-4-0 or 3.875 acres	
Grand Total		S. No. 1 & 2 = 10.162 acres	

Director General
Town & Country Planning
Haryana, Chandigarh
Chh. & 12/10

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector 17 C, Chandigarh

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

website: http://tcepharyana.gov.in

Regd. Post.

To

Mabon Properties Ltd.
Marina Infrastructure Ltd.
C/o Juventus Estates Ltd.
448-451, Udyog Vihar, Phase-V,
Gurgaon.

Memo No. LC-1590-E-JE (VA)-2013/

61989

Dated: 30/12/13

Subject: -

Grant of license for setting up of RESIDENTIAL GROUP HOUSING COLONY on the additional land measuring 3.39375 acres in the revenue estates of village Dhanwapur, Sector 104, Gurgaon-Manesar Urban Complex.

Ref: -

Your application dated 14.03.2011, 17.09.2012 & 05.06.2013.

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 land measuring 3.39375 acres falling in the revenue estate of village Dhanwapur, Sector 104, 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 cost for GH	= ₹ 168.838 Lacs
	@ ₹ 50.00 Lac per acre	
B)	Cost of Community Facilities	= ₹ 44.70 Lacs
C)	Total cost of Internal Development Works	= ₹ 213.538 Lacs
D)	25% B.G. on account of IDW	= ₹ 53.3845 Lacs

2. EXTERNAL DEVELOPMENT CHARGES (EDC)

A)	Charges for GH Development	= ₹ 871.5155 Lacs
	(@ ₹ 258.093 Lac/acre)	
B)	Charges for Commercial Component	= ₹ 5.8543 Lacs
	(@ ₹ 344.3696 Lac/acre)	
C)	Total cost of Development	= ₹ 877.3698 Lacs
D)	25% bank guarantee required	= ₹ 219.3425 Lacs

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. (Hc)

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 ₹ 22,45,869/- on account of conversion charges and an amount of ₹ 44,91,740/- on account of balance license fees 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 ₹ 1,50,50,066/- on account of Infrastructure Development Charges @ ₹ 625/- per sq m for GH area (175 FAR) and ₹ 1000/- per sq m for Commercial Component (150 FAR) 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 passing through your site 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 plan 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 Areas 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 provisions of 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. 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 percent 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 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.
22. To submit an affidavit duly attested by 1st Class Magistrate 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.

23. That in continuation of the collaboration agreement submitted earlier a fresh registered agreement may be entered into by Juventus Estate Ltd. with land owners to the effect that:

- (i) The developer company, i.e., Juventus Estate 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.

24. The fee and charges being conveyed are subject to audit and reconciliation of accounts.

y
c
w
(Anurag Rastogi)
Director General, Town & Country Planning
Haryana Chandigarh

Endst. LC-1590-E-JE (VA)-2013/61990-991

Dated: 30/12/13

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.

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

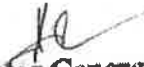
To be read with LOI Memo No. 61989 Dated 30/12/13

1. Detail of land owned by Mabon Properties Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Dhanwapur	12	18/2	3 - 9
		19/2	4 - 19
		22	8 - 0
		23	8 - 0
		19/4	<u>0 - 15</u>
		Total	

2. Detail of land owned by Mariana Infrastructure Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Dhanwapur	12	19/1	2 - 0
Grand Total			27- 3 or 3.39375 Acres


Director General
Town and Country Planning,
Haryana, Chandigarh
Chandigarh

Directorate of Town and Country Planning, Haryana

Ayojna Bhawan, Sector-18, Chandigarh, web site: tcpharyana.gov.in

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

Regd.

LC-III
(See Rule 10)

To

M/s Juventus Estate Ltd.
M/s Mariana Infrastructure Ltd.
448-451, Udyog Vihar, Phase-V,
Gurgaon.

Memo No. LC-1590B-JE (BR)-2011/ 7278

Dated: 1/6/11

Subject: - Letter of intent to develop a Group Housing Colony on the additional land measuring 4.00 acres falling in the revenue estate of village Dhanwapur and Gurgaon, Sector-104, Tehsil and District Gurgaon.

Reference: Your application dated 15.04.2010.

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 additional land measuring 4.00 acres falling in the revenue estate of village Dhanwapur & Gurgaon, Sector-104, Distt. 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 letter, 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	= 4.00 acres
ii)	Interim rate for development	= Rs. 50.00 Lac per acre
iii)	Cost of development	= Rs. 200.00 Lacs
iv)	Cost of community sites	= Rs. 44.70 Lac
v)	Total cost	= Rs. 244.70 Lac
vi)	25% bank guarantee required	= Rs. 61.175 Lac

EXTERNAL DEVELOPMENT WORKS:

i)	Area under Group Housing	= 3.98 acres
ii)	Interim rate for EDC	= Rs.213.30 Lac per acre
iii)	Cost of development	= Rs. 848.934 Lac
iv)	Total area under commercial Component	= 0.02 acres
v)	Interim rate for EDC for 175 FAR	= Rs. 332.036 Lac
vi)	Cost of development	= Rs. 6.641 Lac
vii)	Total cost of development (iii + vi)	= Rs. 855.575 Lac
viii)	25% bank guarantee required	= Rs. 213.894 Lac

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 DG, TCP 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. 26,63,897/- (Twenty Six Lacs Sixty Three Thousand Eight Hundred Ninety Seven Only) on account of conversion charges, through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.

6. To deposit an amount of Rs. 13/- (Rupees Thirteen only) on account of balance scrutiny fee/licence fee, through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.

7. To submit an undertaking that you will pay the infrastructure development charges amounting Rs. 80, 940/- (Eighty thousand Nine Hundred Forty only) @ Rs.1000/- per Sqm for commercial area and Rs. 1,00,66,913/- (One crore, Sixty Six thousand Nine hundred thirteen only) @ Rs.625/- per Sqm 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.

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. Applicant shall construct 24 m wide internal circulation road falling through their site at their own cost and the entire area under road shall be transferred free of cost to the Govt.

10. 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.

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 General, 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. That you shall submit a certificate District Revenue Authority stating that there is no further sale of the land applied for licence till date and applicants is the owner of the land.

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 will intimate your official Email ID and the correspondence to this ID by the Deptt. will be treated legal and enforceable.

18. That the rain water harvesting system shall be providing as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.

19. That the 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 Town & Country Planning, Haryana.

20. 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.

21. The colonizer/owner shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.

22. To furnish an undertaking that you shall allot EWS flats through draw of lots to the eligible BPL category families as per Govt. policy.

23. To furnish an affidavit on prescribed performa to the effect that the applicant has not applied for other CLU /licence for the same land.

24. To furnish an affidavit on prescribed performa to the effect that the applicant has not violated the provision of the Haryana Ceiling of Land Holdings Act, 1972.

25. To submit an affidavit that you have not sold the land in question to any person after entering into collaboration agreement and presently there is no collaboration agreement in force with any other person for such land.

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

(T. C. Gupta, IAS)

Director General,

Town and Country Planning,

Haryana, Chandigarh. 2

Endst no. LC-1590 B-JE (BR)-2011/

7279-82

Dated: 11/6/11

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

1. Chief Administrator, HUDA, Panchkula.
2. Senior Town Planner, Gurgaon.
3. Chief Accounts Officer, O/o Senior Town Planner (M), Chandigarh.
4. District Town Planner, Gurgaon


(Vijay Kumar)


District Town Planner (HQ)

For Director General, Town and Country Planning,
Haryana, Chandigarh. 12

To be read with LOI Memo No. 7278 dated 11/11/11

Detail of land owned by M/s Mariana Infrastructure (P) Ltd. Distt. Gurgaon.

Village	Rect. No.	Kill No.	Area K-M
Dhanwapur	12	17	8-0
		24	8-0
		25	8-0
	13	21	8-0
Total			32-0 or 4.0 Acres


Director General
Town & Country Planning
Haryana, Chandigarh
Chetan 12/11/11

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector 17 C, Chandigarh

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

website: http://tcepharyana.gov.in

Regd. Post.

To

Mariana Infrastructure Ltd.
C/o Juventus Estates Ltd.
448-451, Udyog Vihar, Phase-V,
Gurgaon.

Memo No. LC-1590-A-JE (VA)-2013/62438 Dated: 31/12/13

Subject: - Grant of license for setting up of a RESIDENTIAL GROUP HOUSING COLONY on the additional land measuring 1.9625 acres in addition to their already granted licenses (granted vide license no. 246 of 2007 dated 19.10.2007 on the land measuring 10.723 acres, license no. 56 of 2011 dated 23.06.2011 on land measuring 10.162 acres, license no. 37 of 2012 dated 22.04.2012 on the land measuring 4.00 acres, license no. 66 of 2012 dated 21.06.2012 on the land measuring 1.281 acres and license no. 67 of 2012 dated 21.06.2012 on the land measuring 2.5 acres) falling in the revenue estate of village Dhanwapur, Sector 104, Distt. Gurgaon

Ref: - Your application dated 24.01.2008, 15.10.2010, 14.07.2011, 18.02.2013 & 29.11.2013.

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 land measuring 1.9625 acres falling in the revenue estate of village Dhanwapur, Sector 104, 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 cost for GH	= ₹ 98.125 Lacs
	@ ₹ 50.00 Lac per acre	
B)	Cost of Community Facilities	= ₹ Nil
C)	Total cost of Internal Development Works	= ₹ 98.125 Lacs
D)	25% B.G. on account of IDW	= ₹ 24.53125 Lacs

2. EXTERNAL DEVELOPMENT CHARGES (EDC)

A)	Charges for GH Development	= ₹ 503.97820 Lacs
	(@ ₹ 258.093 Lac/acre)	
B)	Charges for Commercial Component	= ₹ 3.3748 Lacs
	(@ ₹ 344.3696 Lac/acre)	
C)	Total cost of Development	= ₹ 507.353 Lacs
D)	25% bank guarantee required	= ₹ 126.8383 Lacs

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.

[Signature]
D.G.T.C.P. (Hd.)

4

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 DOTCP, 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 ₹ 12,98,579/- on account of conversion charges and an amount of ₹ 29,60,677/- on account of balance license fees 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 ₹ 87,02,934/- on account of Infrastructure Development Charges @ ₹ 625/- per sq m for GH area (175 FAR) and ₹ 1000/- per sq m for Commercial Component (150 FAR) 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 passing through your site 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 plan 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 DGTCOP 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 provisions of 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. 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 percent 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 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.
22. To submit an affidavit duly attested by 1st Class Magistrate 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.

23. That in continuation of the collaboration agreement submitted earlier a fresh registered agreement may be entered into by Juventus Estate Ltd. with land owners to the effect that:

- (i) The developer company, i.e., Juventus Estate 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.

24. The fee and charges being conveyed are subject to audit and reconciliation of accounts.



(Anurag Rastogi)

Director General, Town & Country Planning
Haryana Chandigarh

Endst. LC-1590-A-JE (VA)-2013/62436-437 Dated: 31/12/13

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.



(H. P. SINGH)

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

To be read with LOI Memo No. 62435 Dated 31/12/13

1. Detail of the land owned by Mariana Infrastructure Ltd., Distt. Gurgaon.

Village	Rect No.	Killa No.	Area K-M
Dhanwapur	12	8/1/1	2-7
		9/1/1	0-17
		9/2/1	0-14
		9/2/2/1	0-12
		14/1/2	6-13
		18/1	4-11
		Total	15-14 or 1.9625 Acs


Director General
Town and Country Planning,
Haryana, Chandigarh
26/12/13