

## Directorate of Town & Country Planning, Haryana

Yojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhya Marg

Chandigarh; Phone:0172-2549349

e-mail:tcpharyana7@gmail.com; http://tcpharyana.gov.in

Regd.

LC-III  
(See Rule 10)

To

Vibrant Infratech Pvt. Ltd.,  
Targe Buildcon Pvt. Ltd.,  
Union Buildmart Pvt. Ltd.,  
In collaboration with Union Buidmart Pvt. Ltd.  
Cabin No. 4, Office No., 1221A, Devika Tower,  
6, Nehru Place, New Delhi-110019.

Memo No. LC-4175/JE(DS)/2021/ 27911

Dated: 29-10-2021

**Subject:-** Letter of Intent- Grant of licence for setting up of Group Housing Colony under New Integrated Licensing policy dated 09.02.2016 on the land measuring 15.03125 acres in the revenue estate of village Chauma, Sector- 113, Gurugram Manesar Urban Complex- Union Buildmart Pvt. Ltd.

Please refer to your application dated 11.10.2019 on the above cited 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 Group Housing Colony under New Integrated Licensing policy dated 09.02.2016 on the land measuring 15.03125 acres in the revenue estate of village Chauma, Sector- 113, Gurugram Manesar Urban Complex, has been examined/considered by the Department under the new integrated licence policy and it is proposed to grant license to you. However, before grant of licence, you are 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.

1. To furnish the bank guarantees on account of Internal Development Charges and the External Development Charges for the amount calculated as under:-

**A) Internal Development Works:**

- i) Area under Commercial Component 0.60 acres  
@ ₹ 50.00 Lac per acre  
0.60 X 50 Lac = ₹ 30 Lacs
- ii) Area under residential 14.43 acres  
@ ₹ 50.00 Lac per acre  
14.43 X 50 Lac = ₹ 721.5 Lacs
- iii) Cost of community site = Nil
- iv) Total cost of Internal Development Works = ₹ 751.50 Lacs
- v) 25% B.G. on account of IDW = ₹ 187.875 Lacs

  
**Director**  
**Town & Country Planning**  
**Haryana, Chandigarh**

**B) External Development Works:**

- |       |   |   |
|-------|---|---|
| (i)   | Total residential area<br>14.43 x 312.289 x 5/7   | = ₹ 3218.80 Lacs                          |
| (ii)  | Total Area under Comm. Component<br>0.60 x 486.13 | = ₹ 291.678 Lacs                          |
| (iii) | Total EDC Charges (i)+(ii)                        | = ₹ 3510.478 Lacs                         |
| (iv)  | 25% bank guarantee required                       | = ₹ 877.61 Lacs<br>(Valid for five years) |

2. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of Rs. 10/-. Further, following additional clauses shall be added in the bilateral agreement as per Government instruction dated 14.08.2020:-

- i. That, the owner/developer shall integrate its bank account in which 70% allottee receipts are credited under Section-4(2)(l)(D) of the Real Estate Regulation and Development Act, 2016 with the on-line application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipts from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
  - ii. That such 10% of the total receipts from each payment made by an allottee, which is received by the Department shall get automatically credited, on the date of receipt in Government treasury against EDC dues.
  - iii. Such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
  - iv. The implementation of such mechanism shall, however, have no bearing on the EDC instalment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that the EDC instalments that are due for payment get paid as per prescribed schedule.
3. To deposit an amount of Rs. 4,10,79,737/- on account of balance licence fee to be deposited online at website i.e. [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)
4. You shall deposit an amount of Rs. 1,01,60,109/- (Rupees one crore one lac sixty thousand one hundred nine only) on account of conversion charges to be deposited online at website i.e. [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in).
5. To furnish the Bank Guarantee of ₹ 187.875 lacs and ₹ 877.61 lacs on account of Internal Development works and External Development Charges in favour of Director, Town & Country Planning, Haryana payable at Chandigarh.
6. To furnish an undertaking on non-judicial stamp paper of Rs. 10/- to the following effect:-
- a) You shall pay the infrastructure development charges amounting Rs. 3,68,37,637/- @ Rs. 625/- per Sqm for residential component & Rs. 1000/- 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.

- b) 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.
- c) That area coming under the sector roads and restricted belt/green belt which forms part of licenced 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.
- d) That if any external development works are provided at any stage by HUDA/Government, then you shall have to pay the proportionate development charges.
- e) You shall integrate the services with the HSVP services as per the approved service plans and as and when made available.
- f) You shall submit NOC as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site.
- g) 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 HSVP.
- h) You shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- i) You shall comply with various judgments passed by the Hon'ble Supreme Court of India pertaining to Aravali region in Haryana and shall obtain necessary clearances/permissions from the concerned authorities.
- j) You shall make provision of solar water heating system as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- k) You shall use only LED lamps fitting for internal lighting as well as campus lighting.
- l) You shall ensure the installation of Solar Photovoltaic Power Plant as per provision of notification no. 22/52/2005-5 power dated 03.09.2014 of Haryana Government Renewable Energy Department if required
- m) 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.

- n) 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, Town & Country Planning, Haryana.
- o) You shall arrange electric connection from outside source for electrification of his colony from HVPN and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which he shall get the electrical (distribution) service plan /estimates approved from the agency responsible for installation of external electric services i.e. HVPN/UHBVNL/DHBVNL Haryana and complete the same before obtaining completion certificate for the colony.
- p) You shall permit the Director or any other officer 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 licence granted.
- q) You shall deposit thirty per centum of the amount realised, from time to time, by him, from the plot holders within a period of ten days of its realization in a separate account to be maintained in a scheduled bank. This amount shall only be utilized by him towards meeting the cost of internal development works in the colony.
- r) You shall abide for paying the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- s) 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.
- t) You shall not give any marketing and selling rights to any other company other than the collaborator company
- u) That no claim shall lie against HSVP till non-provision of EDC services, during next five years.
- v) 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, Gurugram under the intimation to this office.
- w) You shall submit the 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 shall deposit thirty percentum of the amount from buyers for meeting the cost of internal development works in the colony.
- x) You shall transfer 10% area of the licenced colony free of cost to the Government for provision of community sites as per provisions of the policy dated 9.02.2016.

- y) You shall abide by the provision of the New Integrated Licence policy 2016 and the amendments made therein.
- z) You shall transfer 12% of the colony area free of cost to the Government earmarked for EWS and NPWL housing in the layout plan.
7. You shall submit afresh report from DC, Gurugram regarding ownership of the land.
8. You shall submit afresh report from DFO, Gurugram before grant of final permission.
9. You shall furnish addendum registered agreement in continuation of the collaboration agreement specifying the purpose and omitting clause-11 of the agreement.
10. You shall submit specimen signature of Directors and authorized signatory of the land owning companies.
11. You shall 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.
12. You shall submit an undertaking that presently there is no collaboration agreement enforced with any other person for the same land.
13. You shall clear the outstanding dues against various licences granted in the state, if any.
14. You will intimate their official Email ID and the correspondence address to the Department which will be treated legal and enforceable.
15. You shall submit an agreement between Union Buildmart Pvt. Ltd. and M3M India Pvt. Ltd. to provide technical support to the project.
- DA/schedule of land.

(K. Makrand Pandurang, IAS)

Director,

Town & Country Planning

Haryana Chandigarh


Dated:

Endst. LC-4175-JE(DS)/2021/

A copy is forwarded to the following alongwith copy of land schedule 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 the site.
5. Nodal Officer (Website) O/o DTCP, Hr.

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

27911      29/11  
To be read with LOI Memo No.....Dated .....of 2021

**Detail of land owned by Vibrant Infratech Pvt. Ltd.**

Village	Rect.No.	Killa No.	Area (K-M)
Chauma	9	15/2	2-16
		16	7-12
	10	20/2/2min	0-3
		Total	10-11

**Detail of land owned by Targe Buildcon Pvt. Ltd. 8087/176550 share and Vibrant Infratech Pvt.Ltd. 168463/176550 share**

10	2min	6-8
	3/1min	1-19
	3/2min	0-5
	12/2/1min	0-16
	8/2min	0-1
	11/2min	4-10
	12/1/1min	0-1
	20/2/1min	2-18
	Total	16-18

**Detail of land owned by Targe Buildcon Pvt. Ltd. 3889847/113168550 share and Vibrant Infratech Pvt.Ltd. 109278703/113168550 share**

10	1min	1-8
	9min	5-18
	10	8-0
	11/1	3-2
	Total	18-8

**Detail of land owned by Union Buildmart Pvt. Ltd.**

9	6	8-0
	7/1	4-16
	23/1/2min	0-6
	23/2/2min	0-11
	23/3/2min	0-4.5
	23/4/2min	0-1.5
	23/5	3-0
	24/1	4-0
	13	5-4
	14	8-0
	7/2	1-3
	15/1	4-11
	17/1	6-9
	8	1-16
	17/2	1-11
	18/1min	6-3
22	4	7-9
	7/2/1min	2-0
	5/2/1min	1-0
	8/1min	0-4
	3/2min	2-1
9	24/2	4-0
	7/3	1-18
	Total	74-8
Grand Total		120K-5M

Or 15.03125 acres

  
 Director,  
 Town & Country Planning  
 Haryana



# Directorate of Town & Country Planning, Haryana

Plot No. 3, Nagar Yojna Bhawan, Sector 18 A, Madhya Marg, Chandigarh

Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com

website:-http://tcpharyana.gov.in

Regd.

LC-III

See Rule 10

To

Vibrant Infratech Pvt. Ltd, Targe Buildcon Pvt. Ltd,  
in collaboration with Union Buildmart Pvt. Ltd,  
6th Floor, M3M Tee Point, North Block,  
Sector-65, Gurugram-122101.

Memo No. LC-4175-B-PA(VA)/2023/13413 Dated: 08/05/2023

**Subject:-** Letter of Intent to grant of additional licence under TOD zone over an area measuring 0.03125 acre in addition to earlier licence no. 106 of 2021 dated 16.12.2021 granted for setting up of Mix Land Use (Group Housing Component 86% and Commercial Component 14%) under the TOD policy in Sector-113, Gurugram.

Please refer to your application dated 23.12.2022 & 03.04.2023 on the above cited subject.

Your request for the grant of licence 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 additional licence under TOD zone over an area measuring 0.03125 acre in addition to earlier licence no. 106 of 2021 dated 16.12.2021 granted for setting up of Mix Land Use (Group Housing Component 86% and Commercial Component 14%) under the TOD policy in Sector-113, Gurugram has been examined/considered by the Department and it is proposed to grant licence 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 licence shall be refused.

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

## A. INTERNAL DEVELOPMENT WORKS (IDW)

A)	Tentative rates for GH @ ₹ 50.00 Lac per acre	= ₹ 0.03125 Lacs
B)	Cost of Community Facilities	= Nil
C)	Total cost of Internal Development Works	= ₹ 1.5625 Lacs
D)	25% B.G. on account of IDW (valid for 5 years in favour of DGTCP)	= ₹ 0.39625 Lacs

## B. EXTERNAL DEVELOPMENT CHARGES (EDC)

A)	EDC for area GH Component: $0.026875 \times 312.3 \times 2$	= ₹ 16.786125 Lacs
B)	EDC for Comm. Component: $0.004375 \times 486.13 \times 2$	= ₹ 4.2536375 Lacs
C)	Total cost of EDC	= ₹ 21.0397625 Lacs
D)	BG required equivalent to 25% of total EDC (valid for 5 years in favour of DGTCP)	= ₹ 5.259940625 Lacs

Director General  
Town & Country Planning  
Haryana, Chandigarh

It is made clear that the Bank Guarantee of Internal Development Works has been worked out on the interim rates and you have to submit the additional bank guarantee if any, required at the time of approval of Service Plan/Estimate according to the approved layout plan. With an increase in the cost of construction and an increase in the number of facilities in the layout plan, you would be required to furnish an additional bank guarantee within 30 days on demand.

The EDC rates have been calculated on the basis of indexation mechanism for calculation of EDC dated 11.02.2016 in the State of Haryana. The EDC rates are based on 2015 year level and are effective from 01.01.2016 for the period upto 31.03.2019. 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 & Bilateral Agreement prescribed under Rules 1976 on Non-Judicial Stamp Paper of Rs 100/-. Two copies of specimen of the said agreements are enclosed herewith for necessary action.
2. To deposit an amount of ₹ 86,424/- on account of conversion charges in favour of Director General, Town & Country Planning, Haryana, payable at Chandigarh be deposited online at website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in). You have option to either make payment of complete amount of conversion charges in compliance of LOI or 50% of same in compliance of LOI and balance 50% in two equal installments of 3 months each with normal interest of 12% p.a. and penal interest of 3% for the delayed period in favour of Director General, Town & Country Planning, Haryana, payable at Chandigarh. If option of making payment in installments is opted, then building plans will be approved only after recovery of full fee and charges as per aforesaid stipulation.
3. To deposit an amount of ₹ 4,73,626/- on account of Infrastructure Augmentation charges in favour of Director General, Town & Country Planning, Haryana, payable at Chandigarh be deposited online at website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in). You have option to either make payment of complete amount of Infrastructure Augmentation charges in compliance of LOI or 50% of same in compliance of LOI and balance 50% in two equal installments of 3 months each with normal interest of 12% p.a. and penal interest of 3% for the delayed period in favour of Director General, Town & Country Planning, Haryana, Chandigarh be deposited online at website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in). If option of making payment in installments is opted, then building plans will be approved only after recovery of full fee and charges as per aforesaid stipulation.
4. To furnish an undertaking on non judicial stamp paper of Rs. 10/- to the following effect:-
  - i. That you shall pay the Infrastructure Development Charges amounting to ₹ 2,99,889/-, in two equal instalments. First Instalment will be due within 60 days of grant of licence and second Instalment within six



months of grant of licence failing which 18% PA interest will be liable for the delayed period.

- ii. 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.
- iii. 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 to the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads / service 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.
- iv. That you shall construct at your own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centres and other community buildings on the lands set apart for this purpose, in a period as may be specified, and failing which action as per the Act / Rules shall be initiated. The land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such-land to any person or institution including a local authority, for the said purposes, on such terms and conditions, as it may deem fit.
- v. That you shall pay the proportionate cost of construction of such percentage of sites of such school, hospital, community centre and other community building and at such rates as specified by the Director.
- vi. That you shall permit the Director or any other officer authorised 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 licence granted.
- vii. That you shall construct 18/24 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government.
- viii. That you shall construct and allot EWS category flats as per departmental policy dated 08.07.2013 and as amended from time to time.
- ix. 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.


- x. 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.
- xi. 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 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.
- xii. That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiii. You are aware that the development/construction cost of 24/30 m wide road/major internal road 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 24/30 m wide road/major internal road as and when finalized and demanded by the Director General Town & Country Planning, Haryana.
- xiv. To submit an undertaking that you shall provide the Solar Photovoltaic Power Plant System as provisions of HAREDA and shall be made operational where applicable before applying for an occupation certificate.
- xv. That you shall use only LED fitting for internal lighting as well as campus lighting.
- xvi. 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 seventy percentum of the amount from the Flat/shop buyers for meeting the cost of Internal Development Works in the colony.
- xvii. That you shall keep the pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- xviii. That you will integrate the services with the HUDA services as and when made available.
- xix. 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.
- xx. That you shall not pre-launch/sale of flats/commercial space before approval of the building plans.
- xxi. That you shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction purposal is explained to the satisfaction of HUDA Authority in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.



Director General  
& Country Planning  
Haryana

- xxii. That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- xxiii. That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- xxiv. That you shall not give any marketing and selling rights to any other company other than the collaborator company.
5. That you shall complete the demarcation at site within 7 days and will submit the demarcation Plan in the office of District Town Planner, Gurugram within 15 days of issuance of this memo.
6. That you shall submit a certificate from the District Revenue Authority, Gurugram stating that there is no further sale of the land applied for licence till date and applicant companies/individual are owners of the land.
7. 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.
8. 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 licence 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 licence / permission under any other law for the time being in force.
9. To submit an affidavit 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.
10. That you will submit the affidavit that the applied land does not exceed the ceiling prescribed in the Land Ceiling Act, 1972 at the time of application for licence.
11. That you shall submit an undertaking that all the terms & conditions as stipulated in the notification regarding TOD policy dated 09.02.2016 and its corrigendum dated 16.11.2016 and amendment of zoning regulations of the Development Plan-GMUC dated 24.01.2017 shall be complied with.
12. That you shall submit the registered addendum collaboration agreement in continuation to earlier registered collaboration agreement dated 07.10.2019 regarding delete of clause no. 11, 12.9 and 12.12 of the agreement dated 07.10.2019.
13. That you shall increase the paid up capital to ₹ 44 crores and submitted the PAS Form-3 before the grant of licence.
14. You shall submit the NOC from Divisional Forest Officer Gurugram before grant of final permission.

15. To invite objections from general public/allottees through an advertisement to be issued at least in three National newspapers widely circulated in District, of which one should be in Hindi Language. Further, the objections from existing allottees shall be invited in respect of proposed enhancement of FAR through registered post and email id within a period of 10 days from the issuance of this letter as per the procedure laid down in the departmental policy dated 25.01.2021. The proof of inviting objections alongwith detail of the objections so received shall be submitted in office of STP, Gurugram/DTP, Gurugram for verification.
16. The fee and charges being conveyed are subject to audit and reconciliation of accounts.


  
(T. L. Satyaprakash, I.A.S)  
Director General,  
Town & Country Planning  
Haryana, Chandigarh

Endst. LC-4175-B-PA (VA)-2023/

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, Gurugram.
2. District Town Planner, Gurugram.
3. Project Manager, IT Cell.

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

To be read with LOI Memo No.....<sup>13413</sup>Dated.....<sup>08/05/</sup>of 2023

Detail of land owned by vibrant Infratech Pvt. Ltd 109278703/113168550 share  
Detail of land owned by Targe Buildcon Pvt Ltd; 3889847/113168550 share

Village	Rect.No	Killa No.	Area (K-M)
Chauma	10	1 Min	0-5

OR 0.03125Acre

  
Director General  
Town & Country Planning  
Haryana, Chandigarh  
Suman (Patwari)