

**Directorate of Town & Country Planning, Haryana**  
SCO 71-75, Sector 17C, Chandigarh  
Phone: 0172-2549349; e-mail:tcphry@gmail.com  
http://tcpharyana.gov.in

**LC-III**  
**(See Rule 10)**

Regd. To

PAX Properties Pvt. Ltd.  
In collaboration with Alpha Corp Development Pvt. Ltd.  
(formerly known as Alpha G: Corp Development Pvt. Ltd.)  
Golf View Corporate Towers – Wing A,  
DLF Golf Course Road, Sector 42,  
Gurugram-122002

Memo No. LC-3155-PA(B)-2017/ 19080

Dated: 04-08-2017

Subject:- **Letter of intent for grant of license for setting up of group housing colony over an area measuring 2.3828 acres under left over pocket policy dated 14.06.2012 in the revenue estate of village Gurugram, Sector 15, Part-II, Gurugram Manesar Urban Complex.**

Please refer your application dated 04.07.2014 and subsequent letter dated 20.04.2017 on the matter as subject cited above.

2. Your request for grant of license under section 3 of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed thereunder for the development of group housing colony over an area measuring 2.3828 acres in the revenue estate of village Gurugram, Sector 15, Part-II, Gurugram Manesar Urban Complex has been examined and it is proposed to grant aforesaid license. You are, therefore, called upon to fulfill the following requirements/pre-requisites laid down in Rule, 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issue of this notice, failing which the grant of license shall be refused.

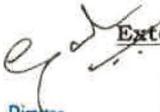
3. To furnish bank guarantees on account of Internal Development Works and External Development Works for the amount calculated as under:-

**Internal Development Works:**

	Area	Rate Per acre	Amount	25% bank guarantee required
	(in acres)	(in Lac)	(in Lac)	(in Lac)
<b>Group housing component</b>	2.382812 5	50.00	119.14	29.785

**External Development Works:**

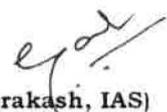
	Area	Rate Per acre	Amount	25% bank guarantee required
	(in acres)	(in Lac)	(in Lac)	(in Lac)
<b>Group housing component</b>	2.3709	312.289	740.406	186.342
<b>Comm. Comp.</b>	0.011914	416.385	4.961	
		Total	745.367	

  
Director  
Town & Country Planning  
Haryana, Chandigarh

4. It is made clear that rate of EDC have been calculated on the basis of EDC Indexation Mechanism Policy dated 11.02.2016, which stands approved by cabinet. If there will be any change and delay in the amendment in the Act/Rules w.r.t. the said rates, then differential amount from the original calculation will required to be deposited as per demand.
5. It is made clear that bank guarantee of Internal Development Works has been worked out on the interim rates and you will have to submit the additional bank guarantee, if any required at the time of approval of Service Plan/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, you would be required to furnish an additional bank guarantee within 30 days on demand.
6. To execute two agreements i.e. LC-IV & LC-IV-A on Non-Judicial Stamp Paper of Rs. 10/-. Copies of the specimen of said agreements are enclosed herewith for necessary action.
7. To deposit an amount of Rs. 73,53,778/- (Rupees seventy three lac fifty three thousand seven hundred seventy eight only) on account of balance license fee and Rs. 15,76,767/- (Rupees fifteen lac seventy six thousand seven hundred sixty seven only) on account of conversion charges through Bank Draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh.
8. To furnish an undertaking on non-judicial stamp paper of Rs. 10/- to the following effect:-
  - (i) That you shall maintain and upkeep all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - (ii) That you shall deposit the Infrastructure Development Charges @ Rs. 625/- per sqm for group housing component and @ Rs. 1000/- per sq. mtr for commercial component in two installments, first within 60 days from issuance of license and second within six months. Any default in this regard will attract interest @ 18% per annum for the delayed period. The said IDC will be applicable on the permitted covered area on all floors.
  - (iii) That you shall integrate the services with Haryana Urban Development Authority services as and when made available.
  - (iv) That you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
  - (v) That you understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
  - (vi) That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
  - (vii) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority.

- 
- (viii) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
  - (ix) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
  - (x) That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
  - (xi) That you shall use only LED fitting for internal lighting as well as campus lighting.
  - (xii) That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
  - (xiii) That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount received from the floor/space holders for meeting the cost of Internal Development Works in the colony.
  - (xiv) That it will be made clear at the time of booking of flats that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per sqm/per sft to the allottees while raising such demand from the flat owners.
  - (xv) That you shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
  - (xvi) That you shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
  - (xvii) That 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 site plan and development works in accordance with the license granted.
  - (xviii) That you shall obey all the directions/restrictions imposed by the department from time to time in public interest.
  - (xix) That you will 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 no further sale has taken place after submitting application for grant of license.
  - (xxi) That no floor area will be sold before approval of the building plans.

9. To submit fresh supplementary registered agreement in continuation of earlier agreement dated 12.04.2017, incorporating the following clauses:-
- i) Alpha Corp Development Pvt. Ltd. shall be responsible for compliance of all terms and conditions of license/provisions of Act 8 of 1975 and Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DTCP, Haryana, whichever is earlier.
  - ii) The said agreement shall be irrevocable and no modification/ alteration etc. in the terms and conditions of the said agreement can be undertaken, except after obtaining prior approval of DTCP, Haryana.
10. That you shall complete the demarcation at site within 7 days from date of issuance of LOI and will submit the demarcation plan in office of District Town Planner, Gurugram under intimation to this office.
11. That you shall submit a certificate from the Deputy Commissioner/DRO, Gurugram stating that there is no further sale of the land applied for license till date and applicant company is owner of the land.
12. That the you will intimate your official Email ID and the correspondence on this email ID by the Deptt. will be treated receipt of such correspondence.

  
(T.L. Satyaprakash, IAS)  
Director,  
Town & Country Planning  
Haryana Chandigarh

Endst. No LC-3155-PA(B)-2017/

Dated:

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

1. Deputy Commissioner, Gurugram.
2. Senior Town Planner, Gurugram.
3. District Revenue Officer, Gurugram.
4. District Town Planner, Gurugram.

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

To be read with LOI No. 19080 dated 04/08/2017 of 2017

**Detail of land owned by PAX Properties Pvt. Ltd;**

Village	Khasra No	Area (B-B-B)
Gurugram	3838/1773/1/2	3-16-5

OR 2.3828125 Acres

  
Director,  
Town & Country Planning  
Haryana  
(RAGHIBIR SINGH)

