

Directorate Of Town & Country Planning, Haryana

Ayojna Bhawan, Sector -18, Madhya Marg, Chandigarh

Phone: 0172-2549349, Email: tcphry@gmail.com, www.tcpharyana.gov.in

Memo No:-LC-2816-DS (R)-2013/ 40335

Dated: 21/5/13

To

Delta Propcon Pvt. Ltd.,
461-462, Udyog Vihar,
Phase-3, Gurgaon.

Subject:- Letter of Intent---Grant of license for setting up of a Group Housing Colony on the additional land measuring 1.6875 acres in addition to already applied area measuring 23.41875 acres falling in the revenue estate of village Harsaru, Sector-36A, Gurgaon-Manesar Urban Complex to Delta Propcon Pvt. Ltd.

Reference: - Your application dated 08.11.2012 received on 16.11.2012 on the subject noted above.

Your request for grant of licence Under Section-3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed there under, the licence application of commercial colony for an area 4.00 acres is withdrawn and rejected and the development of a Group Housing Colony on the additional land measuring 1.6875 acres in addition to already applied area measuring 23.41875 acres, falling in the revenue estate of village Harsaru, Sector-36A, Gurgaon-Manesar Urban Complex is in respect has been examined /considered by the Department with the condition that the ground coverage and FAR is permissible on the net planned area available in Group Housing Colony. subject to actual demarcation at site. The schedule of land is enclosed. You are, therefore, called upon to fulfill the following requirements/pre-requisites laid down in Rule-11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issue of this notice, failing which the grant of licence shall be refused.

1. To furnish 25% bank guarantee on account of internal development works for the amount calculated as under:-

INTERNAL DEVELOPMENT WORKS:

i)	Area under Group Housing	= 1.6875 acres
ii)	Interim rate for development	= Rs. 50.00 Lac per acre
iii)	Total cost of development	= Rs. 84.3750 lac
iv)	Total cost of Community site	= Nil
v)	Grand Total cost of Development	= Rs. 84.375 lacs
iv)	25% bank guarantee required	= Rs. 21.094 lacs

EXTERNAL DEVELOPMENT WORKS:

i)	Area under Group Housing Component	= 1.6791 acres
ii)	Interim rate for development	= Rs.258.093 lacs per acre
iii)	Total cost of development	= Rs. 433.36 lacs
iv)	Area under 0.5 % commercial	= 0.0084 acres (1.5 FAR)
v)	Interim rate for development	= Rs. 344.38 lacs per acre
vi)	Total cost	= Rs.2.892 lacs
vii)	Grand total	= Rs.436.252 lacs
viii)	25% bank guarantee required	= Rs.109.063 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

Handwritten signature
D.G.T.C.P. Hry

guarantee if any, required at the time of approval of service plan/estimates according to the approved layout plan/ building plan.

2. 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 for necessary action.

3. The in-principle approval of the Government for revision in the rates of licence fees stand received. You are accordingly required to submit an undertaking to the effect that the difference in licence fees as per revised rates shall be deposited as and when demanded by the Director.

4. You are liable to pay Rs. 12,26,637/- as conversion charges. However excess amount is available with the Department on account of licence fee amounting to Rs.2,54,11,315/-. Therefore the conversion charges has been adjusted from excess licence fee as per calculation given below:-
Excess amount available = Rs.2,54,11,315/-
Conversion charges to be paid = Rs. 12,26,637/-
Balance available = Rs.2,41,84,678/- with Department.

5. Applicant will submit a certificate from the District Revenue Officer, through official channel shall be obtain by applicant and submit before grant of licence, stating that there is no further sale of the land applied for license till date and Applicant Company is absolute owner of the land.

6. Applicant 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.

7. The above demanded fee and charges are subject to audit and reconciliation of accounts.

8. You will intimate your official Email ID and the correspondence to this ID by the Department will be treated legal.

9. To furnish undertakings to the effect that:-

a. You shall pay the Infrastructure Development Charges- @ Rs.1000/- per sq meters (150 FAR) for commercial area & charges @ Rs.625/- per sq meter (175 FAR) for Group Housing component in two equal installments on total covered area. 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.

b. You shall construct 24 mtrs wide service roads along the 60 mtrs wide development plan road, if any, passing through your site at your own cost and the entire area under said roads shall be transferred free of cost to the Govt.

c. You shall not claim any damages against Department for non execution of construction work of 24 mtrs wide road & service road along Northern Periphery Road (NPR).

d. You shall have no objection to the regularization of the boundaries of the license 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 colonizer.

- c. You shall obtain the NOC/Clearance as per provision of notification no.SO-1533 (E) dated 14.9.2006 issued by the Ministry of Environment and Forest Govt. of India before execution of development works at site.
- f. You shall comply with conditions of letter dated 06.03.2013 of Forest Department which is issued to company by Forest Department before execution of development works at site.
- g. You shall make arrangement for water supply, sewerage drainage etc to the satisfaction of DG, TCP Haryana till these services is made available from external infrastructure to be laid by HUDA.
- h. You will follow the directions of HUDA for taking necessary services required for the proposed colony.
- i. The rain water harvesting system shall be providing as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
- j. 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.
- k. 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 shop holders for meeting the cost of internal development works in the colony.
- l. 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.
- m. I understand that the development/construction cost of 24/18 m major internal roads is not included in the EDC rates.
- n. I shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24/18 m wide major internal roads as and when finalized and demanded by the Department.
- o. You shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DG, TCP Haryana till these services are made available from External Infrastructure to be laid by HUDA.
- p. 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.
- q. The pace of the construction should be at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- r. You shall maintain the RoW along HT line.

- s. You shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- t. You shall obey all the directions/restriction given by this Department time to time in public interest. Further, the collaborator company Delta Propcon Pvt. Ltd. will be responsible to deposit the entire dues and liabilities against the licence.
- u. You shall not claim any damages against Department/Director/Government for non execution of sector Roads/NPR Service Road.
- v. At the time of booking of the plots/flats/commercial spaces in the licensed colony, if the specified rates of plots/flats/commercial spaces do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the plots/flats/commercial spaces 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.


(Anurag Rastogi, IAS)
Director General,
Town & Country Planning,
Haryana, Chandigarh.

Endst. No. LC-2816-DS(R)-2013/

Dated:

A copy is forwarded to the following for information and to ensure the compliance of condition no. 17 of LOI and to send report as per instructions dated 20.12.2012.

- i) Senior Town Planner Gurgaon.
- ii) District Town Planner (P) Gurgaon.


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

To be read with LOI Memo No. 42335 Dated 21/12

1. Detail of land owned by Delta Propcon Pvt. Ltd. district Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u> <u>K-M</u>	<u>Area Taken</u> <u>K-M</u>
Harsaru	124	11	80	80
		12/2	3-7	0-12
		20/1	4-18	4-18
		Total		13-10 or 1.6875 acres

Harsaru
Director General
Town and Country Planning,
Haryana, Chandigarh
21/12/85