

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

Ayojna Bhawan, Sector 18, Madhya Marg, Chandigarh.

Phone No: 0172-2549349, E-mail: tcphry@gmail.com, www.tcpharyana.gov.in**FORM LC-III****Regd**

(See Rule 10)

To

M/s Krrish Realty Nirman Pvt. Ltd.,
M/s IST Green Power Pvt Ltd
M/s Global Credit Capital.
M/s Tatharaj Estates Pvt Ltd.
406, 4th Floor, Elegance Tower 8,
Jasola District Centre,
New Delhi-110025.

Memo No. 5DP-V-2011/LC-2604/13307

Dated 9/9/11

Subject: Grant of licence to develop a residential Group Housing Colony on the land measuring 12.356 acres falling in revenue estates of village Gwal Pahari, Sector-2 Tehsil & District Gurgaon.

Reference:- Your application dated 27.06.2011 on the subject cited 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 for the development of a Group Housing Colony on the land measuring 12.356 acres in Sector-2, Gwal Pahari of Gurgaon has been examined and considered by the Department and it is proposed to grant license to you for the area details mentioned in the schedule of land 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.

2. 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 of Group Housing Colony		12.356	acres
ii	Interim rate for Development	₹	50.00	lacs per acre
iii	Total cost of Development	₹	617.80	lacs
iv	25% Bank Guarantee required	₹	154.45	lacs
	EXTERNAL DEVELOPMENT WORKS:			
i	Total area of Group Housing Component		12.294	acres
ii	Interim rate for EDC (1.75 FAR)	₹	213.3	lacs per acre
iii	Total cost of Development	₹	2622.3102	lacs
iv	Total area under comm. component	₹	0.062	acres
v	Interim rate of EDC (1.5 FAR)	₹	284.602	lacs
vi	Total cost of development	₹	17.65	lacs
vii	Grand Total (iii+vi)	₹	2639.9602	Lacs
iv	25% Bank Guarantee required	₹	659.990	lacs

DGTCP (HR)
GND

It is made clear that the Bank Guarantee of internal development works¹ 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 as additional bank guarantee within 30 days on demand.

You shall be liable to pay the enhanced rates of external development charges as and when determined and demanded as per prescribed schedule by the DGTCP 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 ₹ 3/-. Copies of specimen of the said agreements are enclosed herewith for necessary action.
4. 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 Area Act, 1975.
5. To deposit an amount of ₹ 44,95,216/- (₹ Forty Four Lacs Ninty Five Thousand Two Hundred Sixteen Only) on account of balance licence fee, ₹ 64,82,687/- (₹ Sixty Four Lacs Eighty Two Thousand Six Hundred Eight Seven Only) on account of conversion charges through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
6. To submit an undertaking that you shall pay the infrastructure development charges amounting ₹ 2, 30, 74,942/- (₹ Two Crore Thirty Lacs Seventy Four Thousand Nine Hundred Forty Two only) @ ₹ 460/- per sq. meter for group housing component 12.294 acres and @ ₹ 750/- per sq. meter for commercial component 0.062 acres in two equal installments. First installment shall 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.
7. To submit an undertaking that you will construct the 24 mtr wide internal circulation plan road falling through your site at your own cost and the entire area under road shall be transferred the same free of cost to the Govt.
8. That development /construction cost of 24m/18m/15m wide major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land ,if any along with the construction cost of the same as and when finalized and demanded by DGTCP, Haryana.
9. To submit an undertaking that you will integrate the services with the HUDA services as per the approved service plans 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 colonizer.

11. To submit an undertaking that you shall obtained NOC from Ministry of Environment and Forest, Govt. of India as per notification dated 14.09.2006 before starting the development works at site.
12. To submit an undertaking that you shall obtained clearance from the competent authority if required under PLPA, 1900 and any other clearance required under any other law.
13. That you shall submit a certificate from District Revenue Authority stating that there is no further sale of land applied for licence till date and ownership of the applied land is still with applicants.
14. To submit an undertaking that you shall demolish the unauthorized construction present at site and send a verification report to this effect through DTP, Gurgaon.
15. The rain water harvesting system shall be provided as per Central Ground Water Authority Norms/ Haryana Govt. notification as applicable.
16. The provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an Occupation Certificate.
17. The colonizer / owner shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.
18. To furnish an undertaking that no claim shall lie against HUDA till non-provision of EDC services, during next five year.
19. To furnish 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 month period from the date of grant of licence to enable provision of site in your land for Transformers/ Switching Stations as per the norms prescribed by the power utility in the zoning plan of the project.
20. To submit an affidavit that you have not filed any application for grant of licence/change of land use for the above said land.
21. To submit an affidavit from the land owner that this land has not been sold to any person after entering in to collaboration agreement with the colonizer to whom LOL is being issued and also that presently there is no collaboration agreement enforced with any other person for the same land.
22. No licence application in future be entertained unless the collaboration agreements are registered before the Sub-Registrar having territorial jurisdiction of the area in which the land falls.
23. To submit an undertaking that you shall pay labour-cess charges as per policy dated 04.05.2010.
24. That you shall abide by the policy dated 03.02.2010 relating to allotment of EWS flat.
25. That you will intimate your official E-mail ID to this office for the purpose of correspondence. The information sent to this ID will be treated as official.
26. 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.

27. You will complete the demarcation at site within 7 days from the date of issuance of LOI & will submit the same in the office of DTP (Gurgaon) within 15 days from the date of issuance of LOI.
28. 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. *E*
Email: tcphry@gmail.com

Endst. No. 5DP-V-2011/LC-2604/

Dated

A copy is forwarded to the following for information and to ensure the compliance of condition no. 27 of LOI.

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

(Jitender Sihag)
District Town Planner (HQ)
O/o Director General, Town and Country Planning
Haryana, Chandigarh

[Redacted Box]

To be read with LOI Memo No. 13307 dated 9/9/11

1. Detail of land owned by M/s Krish Realty Nirman (P) Ltd. Village Gwal Pahari, District Gurgaon.


Village	Rect. No.	Killa No.	Total Area K-M
Gwal Pahari	15	6	7-9
		14	9-16
		15	8-0
		16	9-9
		24/2	4-0
	16	1	6-0
		Total	44-14

2. M/s IST Green Power (P) Ltd. ½ share, M/s Global Credit Capital Ltd. ½ share.

Village	Rect. No.	Killa No.	Total Area K-M
Gwal Pahari	15	17/1	7-17
		13	3-9
		17/2	0-3
		18	8-0
		23	6-13
		24/1	0-3
		Total	26-5

3. M/s Krish Realty Nirman (P) Ltd. ½ share, M/s Tatharaj Estates (P) Ltd. ½ share.

Village	Rect. No.	Killa No.	Total Area K-M
Gwal Pahari	15	25/1	2-13
		10/2	2-9
	26	11	6-2
		15/2	5-6
		16/1/1	2-3
	27	2/2	2-11
		9	2-10
		10/1	4-6
		Total	27-18
	G. Total		98-17 or 12.356 Acres


 Director General
 Town and Country Planning,
 Haryana, Chandigarh
 160002