

From

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

To

M/s Indica Estate Pvt. Ltd.,
(Now known as M/s Vipul SEZ Developers Pvt. Ltd.)
M/s P.K.B.K. Buildwell Pvt. Ltd.,
C/o M/s Vipul Limited,
Vipul Tech Square, Golf Course road,
Sector-43, Gurgaon-122009.

Memo No. LC-1100-5DP (iii) -2009/ 13487

Dated:- 30-12-09

Subject: Grant of licence to develop a Group Housing colony on the land measuring 22.6935 acre falling in the revenue estate of village Fazilpur Jharsa in Sector-71 Gurgaon.

Reference: - Your application dated 28.12.2009 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 for the development of a Group Housing colony on the measuring 22.6935 acre falling in the revenue estate of village Fazilpur Jharsa District Gurgaon in Sector-71 has been examined. 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	=22.6935 acres
ii)	Interim rate for development	=Rs.25.00 Lac per acre
iii)	Total cost of IDW	=Rs.567.34 Lac
iv)	Cost of community site	=Rs.67.05 lacs
v)	Total cost of Development	=Rs.634.39
iv)	25% bank guarantee required	=Rs.158.60 Lac

EXTERNAL DEVELOPMENT WORKS:

i)	Area under Group Housing	= 22.6935 acres
ii)	Interim rate for development	=Rs.249.89 Lac per acre
iii)	Total cost of development	=Rs.5670.88 Lac
iv)	25% bank guarantee required	=Rs.1417.719 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.

The rates of External Development Charges for Gurgaon have been conveyed by the Haryana Urban Development Authority (HUDA) on tentative basis. You will therefore be liable to deposit the rates of External Development Charges as finally determined by HUDA as per prescribed schedule by the Director, Town & Country Planning, and Haryana (DTCP). An undertaking may be submitted in this regard.

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 herewith for necessary action.

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3. To deposit an amount of Rs 1,50,16,555/- (Rupees One crore, Fifty lacs, Sixteen thousand, Five Hundred Fifty Five Only) on account of conversion charges through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
 4. To submit an undertaking that you will pay the infrastructure development charges- @ Rs.1000/- per sq meters for 0.1134 acres commercial area & 22.5801 acres Group Housing @ Rs 625/- per sq. mt. 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.
 5. To submit an undertaking that you shall construct 24 mtr wide service road and 24 mtr wide internal circulation plan road passing through your site at your own cost and the entire area under said roads shall be transfer free of cost to the Govt.
 6. To furnish an undertaking that the portion of sector road/green belt 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.
 7. 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.
 8. 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.
 9. 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
 10. 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.
 11. That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
 12. 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, 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.
 13. To furnish a certificate from District Revenue Authority stating that there is no further sale of the land applied for licence till date and applicant companies are owner of the land.
 14. To submit an indemnity bond to indemnifying the DTCP regarding land under acquisition process (as per the specimen attached)
 15. The above demand for fee and charges is subject to audit and reconciliation of accounts.


(T.C. Gupta, IAS)
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