

Lot
P.O.-I

From

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

To

M/s RAS Development (P) Ltd. and
Smt. Raksha Rani D/o Late Sh. Jai Bhagwan,
77, Jarnaili Colony, Karnal.

Memo No. DS-I-2006/21884
Dated 21.8.06

Subject: Grant of licence to develop a Group Housing colony on the land measuring 5.1875 acre falling in revenue estate of village Kasba Karnal, Sector 36, Karnal.

Reference your application dated 9.3.2006 on the above noted subject.

g/le

2. Your request for the grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed thereunder for the development of a residential group housing colony on the land measuring 5.1875 acres falling in the revenue estate of village Kasba Karnal, District Karnal 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 30 days from the date of issue of this notice, failing which the grant of licence shall be refused:

i) To furnish the bank guarantee on account of internal development works and external development charges for the amount calculated as under:-

INTERNAL DEVELOPMENT WORKS

i)	Total Area	=	5.1875 acres
ii)	Interim rate for development	=	Rs. 25.00 lacs per acre
iii)	Total cost of development	=	Rs. 129.69 lacs
vi)	25% bank guarantee required	=	Rs. 32.42 lacs

$\times \frac{4800}{10.764}$ → 36737
→ 22.42

EXTERNAL DEVELOPMENT CHARGES

i)	Total Area under	=	5.1875 acres
ii)	Interim rate of EDC	=	94.94 lacs per acre
iii)	Cost of EDC	=	492.50 lacs
iv)	25% bank guarantee required	=	123.13 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 guarantee


DTCH (HE)

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 an additional bank guarantee within 30 days on demand. The rates of external development charges are under review and are likely to be finalized soon. In the event of increase of rates of external development charges, you will have to pay the enhanced rates of external development charges as and when demanded by the DTCP Haryana.

ii) To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of Rs.3/-. Two copies of specimen of the said agreements are enclosed herewith for necessary action.

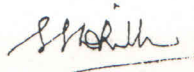
iii) To furnish an undertaking that the portion of road which shall form part of the licenced area, will be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

iv) To deposit an amount of Rs.12,53,315/- (Rs. Twelve lacs fifty three thousand three hundred and fifteen only) on account of conversion charges for area under group housing development and Rs.36,828/- (Rs Thirty six thousand eight hundred and twenty eight only) for the area under 0.5% commercial component through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.


v) To deposit an amount of Rs.1,19,500/- (Rs. One lac nineteen thousand five hundred only) on account of deficit licence fee and Rs.1,57,034/- (Rs One lac fifty seven thousand and thirty four only) on account of deficit scrutiny fee through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.

vi) To deposit an amount of Rs.15,61,354/- (Rs. Fifteen lacs sixty one thousand three hundred and fifty four only) on account of Infrastructure Development Charges for area under group housing development and Rs.18,876/- (Rs Eighteen thousand eight hundred and seventy six only) for the area under 0.5% commercial component through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.

vii) To submit a certificate from the 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.


DTCP (H)

viii) To furnish an undertaking that you will transfer the land on give equal and take equal basis with HUDA for the integration of services, widening of revenue rasta and better planning of the area.


Director
Town and Country Planning,
Haryana, Chandigarh.

