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Directorate of Town and Country Planning, Haryana

Aryojna Bhawan, Sector-18, Chandigarh. web site: tcepharyana.gov.in
Phone: 0172-2549349; e-mail: tcephry@gmail.com

Regd.

LC-III

(See Rule 10)

To

M/s Shiv nand Buildtech Pvt. Ltd.,
MDLR Group, SCO-2,3,4, Old Judicial Complex,
Jharsa Road, Gurgaon.

Memo No. LC-2488-JE (BR)-2011/4333 Dated: 5-4-11

Subject: Letter of intent to set up a Group Housing colony over an area measuring 12.031 acres in the revenue estate of village Dhankot, Sector-99, Distt. Gurgaon.

Reference Your application dated 29.10.2010.

2 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 12.031 acres falling in the revenue estate of village Dhankot, Sector-99, Distt. Gurgaon has been examined/considered by the Department. 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 letter, failing which the grant of licence shall be refused:

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 under Group Housing	= 12.031 acres
ii)	Interim rate for development	= Rs. 50.00 Lac per acre
iii)	Cost of development	= Rs. 601.55 Lac
iv)	Cost of Community Site	= Rs. 22.35 lac
v)	Total cost	= Rs. 623.90 Lac
vi)	25% bank guarantee required	= Rs. 155.975 Lac

EXTERNAL DEVELOPMENT CHARGES:

i)	Area under Group Housing Component	= 11.971 acres
ii)	Interim rate for EDC for	= Rs. 213.30 Lac per acre
iii)	Cost of development	= Rs. 2553.415 Lac
iv)	Area under Commercial Component	= 0.06 acres
v)	Interim rate for EDC 150 FAR	= Rs. 284.602 Lac per acre
vi)	Cost of development	= Rs. 17.077 Lac
vii)	Total Cost	= Rs. 2570.492 Lac
viii)	25% bank guarantee required	= Rs. 642.623 Lac

DG, TCP (HR)

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. 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 of demand.

The rates of external development charges for the Gurgaon-Manesar Urban Complex 2021 are being charged on tentative rates. You will therefore be liable to pay the

enhanced rates of external development charges and additional bank guarantee as and when determined and demanded as per prescribed schedule by the DG, TCP 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 Rs. 3/-. Copies of specimen of the said agreements are enclosed herewith for necessary action.

4. To furnish an undertaking that the portion of sector/master plan 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.

5. To deposit an amount of Rs. 92,68,582/- (Ninty two lacs, sixty eight thousand and five hundred eighty two only) on account of conversion charges, through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.

6. To deposit an amount of Rs. 68,96,203/- (Sixty eight lacs, ninty six thousand and two hundred three only) on account of balance scrutiny fee/licence fee, through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.

7. To submit an undertaking that you will pay the infrastructure development charges amounting Rs. 2,42,820/- (Two lacs, forty two thousand and eight hundred twenty only) @ Rs.1000/- per Sqm for commercial area and Rs. 3,02,79,149/- (Three crore, two lacs, seventy nine thousand and one hundred forty nine only) @ Rs.625/- per Sqm for group housing component in two equal installments. First installment shall be payable within sixty days of grant of licence and second installment within six months from the date of grant of licence, failing which 15% PA interest will be charged.

8. 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.

9. To submit an undertaking that you shall construct 12 m wide service roads along 75 m wide sector dividing road and 24 m wide service road along 150 M wide NPR at your own cost and the entire area under said roads shall be transfer free of cost to the Govt.

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 you.

11. 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.

12. That you shall seek approval from the Competent Authority under the Punjab Land Preservation Act, 1900 or any other clearance required under any other law.

13. To submit an undertaking to the effect that you shall make arrangement for water supply, sewerage drainage etc to the satisfaction of DG, TCP till these services are made available from external infrastructure to be laid by HUDA.

14. 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, with in 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.

15. That you shall submit a certificate District Revenue Authority stating that there is no further sale of the land applied for licence till date and applicants is the owner of the land.

16. To furnish an undertaking that no claim shall lie against HUDA till non-provision of EDC services, during next five years.

17. That you will intimate your official Email ID and the correspondence to this ID by the Deptt. will be treated legal and enforceable.

18. That the rain water harvesting system shall be providing as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.

19. That the cost of 24/18 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any alongwith the construction cost of 24/18 m wide road/major internal road as and when finalized and demanded by the Director Town & Country Planning, Haryana.

20. That 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.

21. The colonizer/owner shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.

22. To furnish an affidavit to the effect that the applicant has not violated the provision of the Haryana Ceiling of Land Holdings Act, 1972.

23. To submit an affidavit that you have not filed any application for grant of licence/Change of Land use for the above said land.

24. 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.

Endst no. LC-2488-JE (BR)-2011/

Dated:

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

1. Chief Administrator, HUDA, Panchkula.
2. Senior Town Planner, Gurgaon.
3. Chief Accounts Officer, O/o Senior Town Planner (M), Chandigarh
4. District Town Planner, Gurgaon

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

To be read with LOI Memo No. L1333

dated: 5-4-11

Detail of Land owned by M/s Shivnandan Buildtech Pvt. Ltd., Distt. Gurgaon

Village	Ret No.	Kila No.	Area
Dhankot	121	6/1	K-M
		6/2	6-0
		15/2	0-4
		16/2	6-18
		25/2	3-4
	122	2/2/2	0-4
		9	4-12
		10	8-0
		11/1	8-0
		12	4-13
		13/1	8-0
		18/1/1	4-0
		23/1	5-17
		19	3-8
		20	8-0
		21/2	8-0
		22/1	7-3
		22/3	5-0
		1/2	0-17
	124	11/2	0-18
	122		3-7
Total			96-5 or 12 031 acres

Director General
Town & Country Planning
Haryana, Chandigarh
Chandigarh