

From

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

To

M/S Land Mark Apartments Pvt. Ltd.  
A-11, C.R.Park,  
New Delhi-19.

Memo No.DS-08/844  
Dated: 28-3-08

Subject: Grant of licence for setting up of a I.T. Park colony on the land measuring 8.3125 acres at village Badshahpur in sector-67, Gurgaon.

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Reference your application dated 19.6.2007 on the subject noted above.

2. Your case/request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 for the development of a I.T. park colony on the land measuring 8.3125 acres falling in the revenue estate of village Badshahpur District Gurgaon 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/conditions laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of thirty days from the date of issue of this notice failing which your request for grant of licence shall be refused:

3. To furnish bank guarantee equal to 37.5% of the estimated cost of internal and 25% external development works which has been worked out as under:-

INTERNAL DEVELOPMENT WORKS

i) Total area	= 8.3125 acres
ii) Interim rate for development	= Rs.25.00 lacs per acre
iii) Total cost of internal development works.	= Rs.207.8125 lacs
iv) 37.5% bank guarantee required	= Rs. 77.93 lacs.

EXTERNAL DEVELOPMENT WORKS


i) Total I.T.area	= 7.98 acres
ii) Interim rate of EDC	= Rs.92.059 lacs per acre
iii) Total EDC for I.T.Area	= Rs.734.63 lacs
iv) 4% commercial component	= 0.3325acre
v) Interim rate of EDC	= 114.89 lacs per acre
vi) Total EDC of 4% commercial	= Rs. 38.20 lacs
vii) Total EDC	= Rs.772.83 lacs.
viii) 25% bank guarantee required	= Rs. 193.21 lacs.

It is made clear that bank guarantee on account of internal development works has been worked out on the interim rates and you will have to submit the additional bank guarantee, if any, at the time of approval of service plan/estimates according to the approved layout plan. The rates of external

*S.S.D. Kishore*  
D.T.C.P., Hc.  
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development charges for the Gurgaon- Manesar Urban Complex 2021 are being determined and are likely to be finalized soon. There is likely hood of substantial enhancement in these rates. You will therefore be liable to deposit the enhanced rates of external development charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana. A undertaking may be submitted in this regard.

4. To execute two agreements i.e. LC-IV and Bilateral agreement on the non-judicial stamp paper of Rs.3/-. Two copies of the specimen of the said agreements are enclosed herewith for necessary action.
5. To deposit an amount of Rs.23,73,687/- (Rs. Twenty three lacs, seventy three thousand six hundred eighty seven only) through bank draft in favour of the Director, Town and Country Planning, Haryana payable at Chandigarh on account of conversion charges.
6. To submit an undertaking that you will deposit the infrastructure development charges @ Rs. 250/- per sq. meters on the gross area for I.T. area and @ Rs. 1000/- per sq. meters for the commercial component on the gross area, in two installments. The first installment will be paid with in sixty days of grant of licence and second installment within six months of grant of licence.
7. To furnish an undertaking that you will construct the portion of 12 meter wide service road falling in the site area at your own cost and will transfer the same to the Govt /Development Agency. You will derive temporary access from the 33.00 feet wide existing road.
8. To furnish an undertaking that the portion of sector/ master plan roads which shall form part of the licensed area, shall be transferred to the Government/Development Agency free of cost in accordance with the provisions of section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
9. To furnish an undertaking that you will have no objection for give and take of licensed land with the development agency for the integration of planning and services with the surrounding area.
10. To furnish an undertaking that you will obtain NOC/Clearance in accordance of notification dated 14.9.2006 from the competent authority.
11. To furnish undertaking 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 competent authority.
12. To furnish an undertaking that you shall obtain clearance from the competent authority if required under PLPA, 1900 and any other clearance required under any other law.
13. The above demand for fee and charges is subject to audit and reconciliation of accounts.

  
Director,  
Town & Country Planning, Haryana.