DIRECTOR TOWN & COUNTRY PLANNING, HARYANA
Sector – 18, Chandigarh.
Tele-Fax: 0172-2548475, Tel: 0172-2549851, E-mail: tcphry@gmail.com

Memo No. LC-1952B-DS (R)-2010/ 7017 Dated: 31/5/10

To

1. M/s. High Star Builders Pvt. Ltd.
2. M/s. Five Rivers Developers Pvt. Ltd.
3. M/s. Bulls Realtors Pvt. Ltd.
4. M/s. Ornamental Realtors Pvt. Ltd.
5. M/s. BTVS Buildwell Pvt. Ltd.
6. M/s Aspirant Builders Pvt. Ltd.
7. M/s. Adson Software Pvt. Ltd.
8. M/s. Buzz Hotels Pvt. Ltd.
9. M/s. Fiverivers Township Pvt. Ltd.
10. M/s. Fiverivers Buildcon Pvt. Ltd.
11. M/s. Base Exports Pvt. Ltd.
12. M/s. Hardcore Realtors Pvt. Ltd.
13. M/s. Regal Green Lands Pvt. Ltd.
14. M/s High Responsible Realtors Pvt. Ltd.
15. M/s SU Estates Pvt. Ltd.
16. M/s Commander Realtors Pvt. Ltd
17. M/s Auspicious Infrastructure Pvt. Ltd.
18. Sh. Anil, Parnil Ss/o. Sh. Kavar Singh
19. Sh. Prem Singh, Ganpat Ss/o. Sh. Lakhi
20. Sh. Sudhir Oberai and Sh. Dhiraj Oberai Ss/o. Sh. Baldev Raj
21. Sh. Gaje Singh S/o. Sh. Ram Sarup
22. Sh. Omprakash, Satveer Singh, Karamchand, Ravinder Kumar Ss/o. Sh. Balbir Singh
23. Sh. Ashok, Satbir , Naresh Kumar Ss/o. Sh. Lok Ram
24. Sh. Ramesh, Shri Pal Ss/o Sh. Jagat Singh.
25. Sh. Rumal S/o. Sh. Kalu, Sh. Mool Chand, Karan Singh, Dhan Singh, Shyam Lal, Anil Kumar, Sunil Kumar Ss/o. Sh. Rumal
26. Sh. Jaipal, Naresh, Neeraj Ss/o Sh. Mehar Chand, Sh. Hari Singh, Dharambir Ss/o. Sh. Lakhpat, Kuldeep Singh, Amit Kumar Ss/o. Sh. Hari Singh,
27. Sh. Ruda, Shiv Dayal Ss/o. Sh. Tota.
28. Sh. Deep Chand S/o. Sh. Hari Singh, Sh. Madan Lal, Manoj Kumar S/o. Sh. Atra,
29. Smt. Ritu D/o. Sh. Atra, Smt. Maya W/o. Sh. Atra, Sh. Rati Ram S/o. Sh. Tirka Ram, Sh. Sunder, Kale, Sube S/o. Sh. Hari Kishan.
30. Sh. Kawar Singh, Tejram Ss/o. Sh. Budhram
31. Sh. Parma alias Premi, Kirpal alias Prempal S/o. Sh. Hira
32. Sh. Bhagmal, Brahmi, Ratan Singh, Hari, Lekhi Ss/o. Sh. Chattar Singh, Sh. Devi Ram, Rajmal, Rambir Ss/o. Sh. Prabhu,
33. Sh. Ram Kishan, Ram Kumar, Rohtas, Ranjit Ss/o.Sh Duli Chand.
34. Sh. Duli Chand, Premi, Ram Kishan, Chiranjiv, Madan Lal Ss/o. Sh. Ram Chander, ,
35. Teg Ram Sh. Bedram Ss/o Sh. Balka, Sh. Sohan Pal S/o. Sh. Singh Ram, Balka alias Dhani Ram.
36. Sh. Battu, Samman, Bansi, Lakhmi Ss/o.Sh. Kullhad
37. Sh. Attar Singh S/o. Sh. Maden S/o. Umrao
38. Sh. Rajpal S/o. Sh. Medan, Sh. Lakmi Chand, Brahm Singh, Sanjay Ss/o. Ram Kishan, Sh. Bir Singh, Sri Pal, Brahm Singh Ss/o. Sh. Chandi
39. Sh. Virender Kumar S/o. Sh. Satpal
40. Sh. Nathi S/o. Makhan, Sh. Rajpal S/o. Madan.
41. Sh Lal Chand S/o. Sh. Man Singh, Sh. Charan singh S/o. Sh. Gyan Singh
42. Sh. Lekha S/o. Sh. Munshi
43. Sh. Sirya, Shrichand, Dulichand, Sahejram, Jaypal, Madanpal Ss/o. Sh. Bansi,
44. Sh. Nathi adopt. Makhan, Atar Singh Rajpal S/o Madan
45. Sh. Kesar Singh S/o Sh. Bhikah
46. Sh. Satpal, Anup Ss/o. Sh. Khemu, Sh. Ganeshi S/o. Surjan,
47. Sh. Jai Bhagwan S/o. Sh. Ganpat.
48. Sh. Sandeep Diwan S/o. Sh. Omprakash,

D.T.C.P. (HR)

49. Sh. Ram Singh, Horam, Sher Singh, Ram Chander Ss/o Sh. Jagmal,
50. Sh. Vedram, Rajpal, Yadram Ss/o. Sh. Jhuttar, Sh. Hari Singh S/o. Nain Singh
C/o M/s Commander Realtors Pvt. Ltd.
A-11, 1st Floor, Neeti Bagh
New Delhi

Subject:- **Grant of Licence for Development of Residential Plotted Colony on the additional area measuring 140.356 acres adjoining the already licenced area measuring 110.84 acres (licence NO. 63 of 2009) falling in the revenue Estate of Village Ullawas, Behrampur & Ghatta in Sector–58,59, 60 & 61 Gurgaon to M/s Commander Realtors Pvt Ltd and its associate companies and individual land owners in collaboration.**

Reference: - Your application dated 13.03.2008/8.12.2008/12.05.2009/08.06.2009/ 07.09.209 and 04.05.2010 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 Residential Colony on the additional land measuring 140.356 acres adjoining the already licensed land measuring 110.84 acres falling in the revenue estate of village Ullawas, Behrampur & Ghatta in Sector-58, 59, 60 & 61 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 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 GH component	= 14.0 Acres
ii)	Interim rate of development	= Rs.25.0 Lac per acre
iii)	Total cost of development	= Rs. 350.00 lakhs
iv)	Area under Commercial	= 5.04624 acres
v)	Interim rate of development	= Rs.25.0 Lac per acre
vi)	Total cost of development	= Rs. 126.16 lakhs
iv)	Area under plotted development	= 121.30976 acres
v)	Interim rate for development	= Rs.10.00 lakhs per acre
vi)	Total Cost of Plot. Dev/	= Rs.1213.10 lakhs
vii)	Total cost of development	= Rs. 1689.26 lakhs
ix)	25% bank guarantee required	= Rs.422.315 lakhs

Note:- The bank guarantee against community building will be demanded before approval of layout plan/ grant of licence.

EXTERNAL DEVELOPMENT WORKS:

i)	Area under GH Component	= 14.0 acres
ii)	Interim rate for development	= Rs.274.879 Lac per acre
iii)	Total cost of GH development	= Rs.3848.31 lakhs
iv)	4% Commercial component of plot. Dev.	= 5.04624acre
v)	Interim rate (175 FAR)	= Rs. 320.694 Lac per acre
vi)	Total cost	= Rs.1618.30 lakhs
vii)	Area under plotted development	= 121.30976 acre
viii)	Interim rate for development	= Rs.68.72 Lac per acre
ix)	Total Cost of Plot. Dev/	= Rs.8336.41 lakhs
x)	Total cost of the entire development	= Rs.13803.02 lakhs
xi)	25% bank guarantee required	= Rs.3450.76 lakhs

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.

D.T.C.P. (HR)

The rates of external development charges for the Gurgaon Manesar Urban Complex 2021 are yet to be finalized. You will, therefore, be liable to pay the enhanced rates of external development charges and additional bank guarantee as and when finalized by HUDA and demanded as per prescribed schedule by the DTCP Haryana. 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.
3. To deposit the balance licence fee of Rs. 6,60,38,495/- (Rs. Six Crores, Sixty lakh, Thirty Eight Thousand, Four Hundred & Ninety Five only) through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
4. To deposit the conversion charges amounting to Rs.11,68,53,300/- (Rs. Eleven Crores, Sixty Eight lakh, Fifty Three Thousand and Three Hundred only) through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
5. To submit an undertaking that you shall pay the infrastructure development charges- @ Rs.1000/- per sq meters for commercial component, @ Rs.625/- per sq mtr for group housing component and @ of Rs.500/- for plotted development in two equal installments. First installment shall be payable within sixty days of the grant of licence and second installment within six months of grant of licence, failing which 18% PA interest have to paid for the delayed period
6. To submit an undertaking that you shall construct 12 mtr wide service roads and 24 mtr 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.
7. To furnish an undertaking that the portion of sector road, shall 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.
8. To submit an undertaking that you shall 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 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 in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon you.
10. To submit an undertaking that you shall
    a. Transfer the land measuring 0.20 acre area under proposed Electric Sub Station, 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;
    b. Have no objection to the payment of entire fees and charges (including licence fees, scrutiny fees, conversion charges, EDC and IDC) for the said 0.20 acres;
    c. Not claim the benefit of saleable area against more than 50% of the said 0.20 acres.
11. To furnish an undertaking 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.

D.T.C.P. (HR)

12. To furnish an undertaking 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.
13. To furnish 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.
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.
15. 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
16. That colonizer shall abide by the policy dated 4.05.2010 relating to allotment of EWS plot.
17. To submit an indemnity bond as per the enclosed proforma regarding land under acquisition process.
18. That the colonizer shall submit the layout plan as per norms and permissible density.
19. That the colonizer shall intimate the Official E-mail ID to this office for the purpose of correspondence. The information sent to this ID will be treated as official.
20. The above demand for fee and charges is subject to audit and reconciliation of accounts.

(T.C. Gupta, IAS)
Director,
Town & Country Planning,
Haryana, Chandigarh.