

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

Ayojna Bhawan, Sector -18, Madhya Marg, Chandigarh
Phone: 0172-2549349, Email: tcphry@gmail.com, www.tcpharyana.gov.in

Memo No. LC-2384-5DP (R)-2011/ 2269

Dated: 22.12.11

To

M/s Janpriya Build Estate Pvt. Ltd &
M/s Triplex Housing & Land Development Pvt. Ltd.
S-39 A, Panchsheel Park,
New Delhi-110017

Subject: **LOI-Grant of licence to develop a Group Housing Colony on the land measuring 16.54 acres falling in the revenue estate of village Shikohpur in Sector-77, Gurgaon Manesar Urban Complex.**

Reference: - Your application dated 31.03.2010, 24.05.2010 & 22.12.2010 on the above cited subject.

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 Group Housing colony on the land measuring 16.54 acres falling in the revenue estate of village Shikohpur in Sector-77, Gurgaon-Manesar Urban Complex has been examined/considered by the Department and it is proposed to grant licence to you for the area details mentioned in the schedule of land enclosed. 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 Sixty days from the date of issue of this notice failing which your request for grant of licence shall be refused.

3. To furnish 25% bank guarantee on account of Internal development works & 25% for external development works for the amount calculated as under:-

INTERNAL DEVELOPMENT WORKS:

i)	Total Area under group housing/com	= 16.54 acres
ii)	Interim rate for development	= ₹ 50.00 lacs per acre
iii)	Total cost of development	= ₹ 827.00 lacs
iv)	Cost of community facilities	= ₹ 44.70 lacs
v)	Grand Total	= ₹ 871.70 lacs
vi)	25% bank guarantee required	= ₹ 217.925 lacs

EXTERNAL DEVELOPMENT CHARGES:

i)	Total Area under group housing	= 16.4573 acres
ii)	Interim rate for EDC	= ₹ 213.30 lacs per acre
iii)	Cost of development	= ₹ 3510.3421 lacs
iv)	Commercial component	= ₹ 0.0827 acres
v)	Rate of EDC (150FAR)	= ₹ 284.603 lacs
vi)	Cost of Development	= ₹ 23.54 lacs
vii)	Total Cost of Development	= ₹ 3533.8821 lacs
viii)	25% bank guarantee required	= ₹ 883.471 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, if any, required at the time of approval of service plan/estimates accordingly to the approved layout/building plans.

(T. C. Gupta)
DCTP

4. 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.
5. The Balance licence fee amounting to ₹ 74,63,680/- (Seventy Four Lacs Sixty Three Thousand Six Hundred and Eighty only) shall be deposited through bank draft in favour of the Director General, Town and Country Planning, Haryana payable at Chandigarh.
6. The conversion charges are liable upon you to ₹ 1,09,94,932/- (₹ One Crore Nine Lacs Ninety Four Thousands Nine Hundred Thirty Two only) through bank draft in favour of Director General, Town and Country Planning, Haryana payable at Chandigarh.
7. To submit an undertaking that you will pay the infrastructure development charges- @ ₹ 1000/- per sq meters for 0.0827 acres commercial area & 16.4573 acres Group Housing @ ₹ 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.
8. The applicants will transfer the land forming part of service roads/24 mtr. wide internal road as well as green belt if any free of cost to the Government.
9. To furnish an undertaking to the effect that it is understood that the development/construction cost of 24 mtr wide road/major internal road is not included in the EDC rates and that you will pay the proportionate cost for acquisition of land, if any, along with 24 mtr wide road/major internal road as and when finalized and demanded by the Director General, Town & Country Planning Haryana.
10. To furnish an undertaking that the portion of sector road/green belt which shall form part of the licensed 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.
11. 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.
12. 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.
13. That you shall submit NOC as required under notification dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before executing development works at site
14. 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.
15. 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.

11.2.2006
D.C.

16. 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 months 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.
 17. 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.
 18. You shall abide by the policy dated 03.02.2010 relating to allotment of EWS flat.
 19. To furnish an undertaking that applicant shall pay labour-cess charges as per policy dated 04.05.2010.
 20. You will complete the demarcation at site within 7 days from the date of issuance of LOI & will submit the same in the office of DTP (Gurgaon) within 15 days from the date of issuance of LOI.
 21. You will submit an affidavit from the M/s Triplex Housing & Land Development Pvt. Ltd. to the effect that the land under consideration for grant of licence has not been sold to any person after entering into collaboration agreement with M/s Janpriya Build Estate Pvt. Ltd., and that presently there is no collaboration agreement in force with any other person for the said land.
 22. 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.
 23. That you shall submit an affidavit duly attested by the competent authority that you have not violated the provisions of The Haryana Ceiling on Land Holdings Act, 1972. It may be clearly understood that if it is found at any point of time that the provisions of this Act have been violated by you, the LOI/Licence granted in respect of this land shall be deemed to be void *ab-initio* and you will indemnify the Director General, Town & Country Planning/Government for any loss due to this misrepresentation.
 24. The above demand for fee and charges is subject to audit and reconciliation of accounts.
- DA/Schedule of Land.


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

Endst. No. LC-2384-SDP (RE-2011),

Dated:

A copy is forwarded to the following for information and to ensure the compliance of condition No. 20 of LOI.

- i) Senior Town Planner, Gurgaon.
- ii) District Town Planner (P), Gurgaon.

(Devendra Nimbokar)
 District Town Planner (HQ),
 For Director General, Town and Country Planning,
 Haryana, Chandigarh

To be read with LOI Memo No. 2809 dated 8-3-11

1. Detail of land owned by M/s Jan Priya Build Estate (P) Ltd. District Gurgaon.

Village	Kh. No.	Total Area B-B-B
Shikohpur	911/3	2-3-0
	1041	4-19-0
	907	2-1-0
	912	3-4-0
	913	0-19-0
	908	1-6-0
	906/1	1-8-14
	1042/1	0-16-17
Total		16-17-11

2. Detail of land owned by M/s Triplex Housing & Land Development (P) Ltd. District Gurgaon.

Village	Kh. No.	Total Area B-B-B	Area Taken B-B-B
Shikohpur	906/2	0-17-6	0-17-6
	1042/2	3-12-3	3-12-3
	897/1	4-10-0	0-7-6
	1043	4-15-0	4-15-0
Total			9-11-15
Grand Total			26-9-6 or 16.540 acres

Director General
Town & Country Planning
Haryana, Chandigarh
Chh. to 11-275