

## Directorate of Town and Country Planning, Haryana

Ayojna Bhawan, Sector-18, Chandigarh, web site: [tpharyana.gov.in](http://tpharyana.gov.in)  
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Regd.

LC-III  
(See Rule 10)

To

M/s Moonshine Urban Developers Pvt. Ltd,  
M/s Uppal Housing Pvt. Ltd  
S-39A, Panchsheel Park,  
New Delhi

Memo No. LC-1245-JE (BR)-2011/ 6356

Dated: 16-5-11

**Subject:** Grant of Letter of Intent for setting up of a group housing colony on the land measuring 12.062 acres in the revenue estate of village Dhankot, Sector-99, Distt. Gurgaon - M/s Uppal Housing Pvt. Ltd.

**Reference:** Your application dated 15.01.2007.

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 12.062 acres falling in the revenue estate of village Dhankot, 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       | = 12.062 acres           |
| ii)  | Interim rate for development         | = Rs. 50.00 Lac per acre |
| iii) | Cost of development                  | = Rs. 603.10 Lac         |
| iv)  | Cost of Community Site               | = Rs. 22.35 lac          |
| v)   | Total cost of Development (iii + iv) | = Rs. 625.45 Lac         |
| vi)  | 25% bank guarantee required          | = Rs. 156.363 Lac        |

### EXTERNAL DEVELOPMENT CHARGES:

|       |                                    |                            |
|-------|------------------------------------|----------------------------|
| i)    | Area under Group Housing Component | = 12.002 acres             |
| ii)   | Interim rate for EDC               | = Rs. 213.30 Lac per acre  |
| iii)  | Cost of development                | = Rs. 2560.0266 Lac        |
| iv)   | Area under Commercial Component    | = 0.06 acres               |
| v)    | Interim rate for EDC               | = Rs. 284.602 Lac per acre |
| vi)   | Cost of development                | = Rs. 17.076 Lac           |
| vii)  | Total Cost (iii+ vi)               | = Rs. 2577.103 Lac         |
| viii) | 25% bank guarantee required        | = Rs. 644.276 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. 49,66,218/- (Forty Nine lacs, Sixty Six thousand and Two Hundred eighteen only) on account of conversion charges, through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.

6. 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. 3,03,57,560/- (Three crore, three lacs, fifty seven thousand and five hundred sixty 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 18% PA interest will be charged.

7. 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.

8. 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 General, Town & Country Planning, Haryana.

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 any land in the interest of planned development and integration of services. The decision of the Competent Authority shall be binding upon you.

10. 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.

11. 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.

12. 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.

13. 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 General, within 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.

14. 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 are the owners of the land.

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

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

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

18. That in compliance of Rule -27 of Rules 1976 & Section -5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number & full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from buyers for meeting the cost of internal development works in the colony.

19. To furnish an undertaking that you shall not use the area across Nallah for any construction and no obstruction will be caused in the course of Nallah.

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

23. To submit an affidavit on specified proforma that you shall have not violated the provisions of The Haryana Ceiling Act, 1972.

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-1245-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), Sector-8C, 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.