Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.
Phone : 0172-2549349 Email: tcpharyana7@gmail.com
Website: http//tcpharyana.gov.in

Regd.

LC-III
(See Rule 10)

To

Ganga Global Homes Pvt. Ltd.,
10th Floor, Vatika Tower-B,
Sector 54, Gurugram-122003.

Memo No. LC-4946/JE(SB) 2023/ 4982 Dated: 21-02-23

Subject:- **Letter of Intent - Request for grant of licence to develop Mixed Land Use Colony (70% Residential & 30% Commercial) under TOD policy over an area measuring 8.34375 acre in the revenue estate of village Sihi, Sector-84, Gurugram- Ganga Global Homes Pvt. Ltd.**

Please refer to your application dated 04.10.2022 & 13.01.2023 on the above cited subject.

Your request for the grant of license under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976 framed thereunder for the development of Mixed Land Use Colony (70% Residential & 30% Commercial) under TOD policy over an area measuring 8.34375 acre in the revenue estate of village Sihi, Sector-84, Gurugram has been examined/considered by the Department under the policy dated 09.02.2016 and it is proposed to grant license to you. However, before grant of licence, you are 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 issuance of this notice, failing which the grant of license shall be refused.

1. To furnish the bank guarantees on account of Internal Development Charges and the External Development Charges for the amount calculated as under:-

A. <u>INTERNAL DEVELOPMENT WORKS (IDW):</u>

i.	Area under RGH Component 5.840625 acres @ Rs. 20.00 Lac per acre (250 FAR)	= Rs. 116.8125 lacs
ii.	Area under Commercial Component 2.503125 acres @ Rs. 50.00 Lac per acre (250 FAR)	= Rs. 125.15625 lacs
iii.	Total Cost of development	= Rs. 241.96875 Lacs
iv.	25% BG, which is required	= Rs. 60.50 Lacs (validity for five years)

B. <u>EXTERNAL DEVELOPMENT CHARGES (EDC)</u>:-

i.	Area under RGH Component 5.840625 acres @ Rs. 312.289 x 2.5/1.75 per acre (250 FAR)	= Rs. 2605.6614 lacs
ii.	Area under Commercial Component 2.503125 acres @ Rs. 486.130 x 2.5/1.75 Lac per acre (250 FAR)	= Rs. 1738.3488 lacs
iii.	Total Cost of development	= Rs. 4344.0102 Lacs
iv.	25% BG, which is required	= Rs. 1086.003 Lacs (validity for five years)

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2. It is made clear that the Bank Guarantee of Internal Development Works has been worked out on the interim rates and you have to submit the additional Bank Guarantee if any, required at the time of approval of Service Plan/Estimate according to the approved building plan. With an increase in the cost of construction and an increase in the number

of facilities in the building plan, you would be required to furnish an additional bank guarantee within 30 days on demand. In the event of increase of rates of external development charges, you will have to pay the enhanced rates of external development charges as finally determined and as and when demanded by the DGTCP, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.

3. To deposit an amount of **Rs. 11,61,87,357/-** on account of balance licence fee and an amount of **Rs. 2,66,08,519/-** on account of conversion charges online at website i.e. www.tcpharyana.gov.in. OR applicant company has option to deposit balance license fee and conversion charges as per amendment dated 26.12.2018 in TOD policy dated 09.02.2016.

4. That you shall deposit an amount of **Rs. 6,58,45,955/-** on account of Infrastructure Augmentation Charges online at website i.e. www.tcpharyana.gov.in. OR applicant company has option to deposit Infrastructure Augmentation Charges as per amendment dated 26.12.2018 in TOD policy dated 09.02.2016.

5. To execute two agreements i.e. LC-IV & LC-IV-B Bilateral Agreement on Non-Judicial Stamp Paper of Rs. 100/-. Specimen copies of the said agreements are enclosed herewith for necessary action. Further, following additional clauses shall be added in LC-IV agreement as per Government instruction dated 14.08.2020.

   i. That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(l)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.

   ii. That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.

   iii. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.

   iv. The implementation of such mechanism shall, however, have no bearing on EDC instalment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC instalments that are due for payment get paid as per the prescribed schedule.

6. To furnish an undertaking on non-judicial stamp paper of Rs. 100/- to the following effect that:-

   i. That you will pay the Infrastructure Development Charges amounting to **Rs. 6,22,58,194/-** @ (Rs. 625 x 2.5 per sq. mtr for RGH component and Rs. 1000 x 2.5 per sq. mtr for commercial component) in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.

   ii. That area coming under the sector roads and restricted belt/ green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.

   iii. That you shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open

spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

iv. That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

v. That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DGTCP, Haryana.

vi. That you shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.

vii. That you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.

viii. That you have understood that the development /construction cost of 24 m/18m major internal roads is not included in the EDC rates and applicant company shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.

ix. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.

x. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by Haryana Shehari Vikas Pradhikaran.

xi. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

xii. That you shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.

xiii. That you shall use only LED fitting for internal lighting as well as campus lighting.

xiv. That you shall convey the '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 license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.

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xv. That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein applicant company has to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.

xvi. That you shall permit the Director or any other office authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.

xvii. That you shall not give any advertisement for sale of applied /licensed area before the approval of layout plan / building plans of the same.

xviii. That you shall pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.

xix. That you shall keep pace of construction at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.

xx. That you shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, applicant company would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.

xxi. That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.

xxii. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.

xxiii. That no pre-launch/sale of applied/licensed area will be undertaken before approval of the layout plan.

xxiv. That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.

xxv. That you shall abide by with the Act/Rules and the policies notified by the Department for development of commercial colonies and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, 1975.

xxvi. That the owner/developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Colony after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.

xxvii. That licenced land forming the part of Sector, Road, Service roads, Green belts and 24/18 mtrs wide road as the case may be land pockets which are earmarked for community sites shall be transferred within a period of 30 days in favour of Government from the date of approval of Zoning Plan.

xxviii. That you shall obey all the directions/restrictions imposed by the Department from time to time.

xxix. That you shall abide by all the provisions of Act no. 8 of 1975 and Rules framed thereunder as amended time to time.

xxx. That you shall complete the project as per the policy dated 09.02.2016 and as amended time to time.

7. That you shall complete the demarcation at site within 7 days and will submit the Demarcation Plan in the office of District Town Planner, Gurugram within 15 days of issuance of this memo.

8. That you shall submit the NOC from Divisional Forest Officer, Gurugram before grant of final permission.
9. That you shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree at applied site.
10. That certificate from DRO/Deputy Commissioner, Gurugram will be submitted certifying that the applied land is still under ownership of applicant company.
11. That you shall undertake to indemnify State Govt./ Department for loss occurred or legal complication arising due to pending litigation and the land owning / developer company will be responsible for the same in respect of applied land.
12. That the you shall submit an indemnity bond, indemnifying by the DGTCP against any loss/claim arising out of any pending litigation.
13. That you shall clear the outstanding dues amounting to Rs. 3.39 Cr. (as on 03.02.2022) on account of EDC and IDC against licence no. 7 of 2022, 30 of 2019 and 39 of 2021 OR mortgage the additional 10% saleable area/ built up area in accordance with the order dated 03.02.2023, before issuance of final permission.
14. That you shall submit an affidavit duly attested by 1st Class Magistrate, to the effect that applicants have not submitted any other application for grant of licence for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Schedule Roads and Controlled Areas restrictions of Unregulated Development Act, 1963 or have not applied for licence/ permission under any other law for the time being in force.
15. That you shall enhance the paid up capital of the company upto Rs. 20.00 Cr. before issuance of final permission.
16. That you shall intimate their official Email ID and the correspondence made to this email ID by the Department shall be treated legal

DA/schedule of land.

(T.L. Satyaprakash, IAS)
Director General,
Town & Country Planning
Haryana Chandigarh

Endst. LC-4946/JE(SB)/2023/ Dated:

A copy is forwarded to the following alongwith copy of land schedule for information and necessary action:-

1. Chief Administrator HSVP, Sector-6, Panchkula.
2. Director, Urban Estates, Sector-6, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Forest Officer, Gurugram.
5. District Town Planner, Gurugram with a request to send the duly verified demarcation plan.
6. CAO O/o DGTCP, Haryana.
7. Nodal Officer (Website) O/o DGTCP, Hr.

(Narender Kumar)
District Town Planner (HQ)
For: Director General, Town & Country Planning
Haryana Chandigarh

To be read with LOI Memo no. 4982 Dated 21/2/ of 2023

Detail of land owned by Ganga Global Homes Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Sihi	38	18/2/2	5-8
		19/1	5-4
		21/2	2-16
		22	8-0
		23/1	5-12
		19/2	2-16
		20	8-0
		21/1	5-4
	39	15/1	7-15
		16	8-0
		25	8-0
		Total	**66-15**
			Or 8.34375 acres

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