Directorate of Town & Country Planning, Haryana

Nagar YojanaBhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh
Phone:0172-2549349;e-mail: tcpharyana7@gmail.com
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LC-III
(See Rule 10)

Regd.
To

4S Developers Pvt. Ltd.,
Ashutosh Verma S/o Baleshwar Verma
& Mahesh Kumar S/o Hari Chand
In collaboration with 4S Developers Pvt. Ltd.,
2nd Floor, Hub-66, AnsalEsencia,
Sector-67, Gurugram-12202.

Memo No. LC-5009(A+B)/JE(SB)/2023/26556 Dated: 11-08-2023

Subject: **Letter of Intent for grant of licence for setting up of Affordable Group Housing Colony over an area measuring 9.684 acre in revenue estate of village Dhunela, Sector 36, Sohna, Gurugram- 4S Developers Pvt. Ltd.**

Please refer your application dated 26.07.2023 on subject cited matter.

Your request for grant of licence for setting up of Affordable Group Housing Colony over an area measuring 9.684 acre in revenue estate of village Dhunela, Sector 36, Sohna, Gurugram has been examined and it is proposed to grant aforesaid license. 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 license shall be refused.

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

A) **INTERNAL DEVELOPMENT WORKS:**

i)	GH Area	= 9.684 acres
ii)	Interim rate for development	= ₹ 50.00 Lac per acre
iii)	GH cost	= ₹ 484.2 Lacs
iv)	Total cost of development	= ₹ 484.2 Lac
v)	25% bank guarantee required	= ₹ 121.05 Lacs (valid for 5 Years)

B) **External Development Works:**

i)	Total Area under Group Housing	= 9.29664 acres
ii)	Interim rate for EDC (equal to Plotted)	= ₹ 93.687 Lac per acre
iii)	Total cost for GH Component	= ₹ 870.974 Lac
iv)	Area under commercial component	= 0.38736 acre
v)	Interim rate of EDC	= ₹ 437.517 Lac per acre
vi)	Total cost of Comm. Component	= ₹ 169.477 Lac
vii)	Grand Total (iii + vi)	= ₹ 1040.451 Lac
viii)	25% bank guarantee required	= ₹ 260.11275 Lacs (valid for 5 Years)

Director General
Town & Country Planning
Haryana, Chandigarh

2. To deposit an amount of ₹ 82,48,953/- on account of conversion charges to be though online on departmental website i.e. www.tcpharyana.gov.in.

3. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of ₹ 10/-. Further, following additional clauses shall be added in the bilateral agreement as per Government instruction dated 14.08.2020:

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

   iii. 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 the EDC installment 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 the EDC installments that are due for payment get paid as per prescribed schedule.

4. To furnish an undertaking on non judicial stamp paper of ₹ 10/-:-

   i) That the Affordable Group Housing Colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.

   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 sector road, 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 DTCP Haryana.

vi) That the affordable Group Housing Colony shall be laid out to conform to the approved building plans and the development works are executed according to the designs and specifications shown in the approved plan.

vii) That you shall carry out the construction of community sites as per section 4 (iv) of Affordable Group Housing Colony Policy-2013 dated 19.08.2013.

viii) That you shall integrate the services with Haryana ShehriVikasPradhikaran services as and when made available.

ix) 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.

x) That you have understood that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and you 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.

xi) 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.

xii) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority.

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

Director General
Town & Country Planning
Haryana, Chandigarh

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

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

xvi) 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.

xvii) 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 you have to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.

xviii) 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.

xix) That you shall deposit thirty per centum of the amount release, from time to time, by you, from the flat owner within a period of ten days of its realization in a separate account to be maintained in a scheduled bank. This amount shall only be utilized by you towards meeting the cost of internal development works in the colony.

xx) That you shall not give any advertisement for sale of commercial area and flat in affordable Group Housing area before the approval of layout plan / building plans of the same.

xxi) 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.

xxii) That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.

xxiii) That you shall obtain clearance from competent authority that the land is not affected by section 4 & 5 of the PLPA, 1990 and other forest laws.

xxiv) That you shall obey all the directions/restriction given by this department time to time in public interest.

xxv) That you shall strictly comply with the directions issued vide notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy/ Conservation building codes.

xxvi) That you shall ensure the installation of solar photovoltaic power plant as per the provisions of order No. 22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

xxvii) That you shall abide by the terms and conditions as per Affordable Housing Policy-2013 notified on 19.08.2013 which has been further amended time to time.

xxviii) 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.

xxix) 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.

xxx) That you shall maintain the ROW of 11 KV HT Line and 400 KV HT line.

5. That you shall submit an indemnity bond indemnifying DTCP from any loss, if occurs due to submission of undertaking submitted in respect of non-creation of third party rights on the applied land.

6. That you shall intimate their official Email ID and the correspondence on this email ID by the Deptt. will be treated receipt of such correspondence.

7. That you shall complete the demarcation at site within 7 days from date of issuance of LOI and will submit the demarcation plan in office of District Town Planner, Gurugram under intimation to this office.

8. That you shall submit addendum collaboration agreement mentioning the purpose of affordable group housing colony under AGH policy instead of DDJAY and omit the clause of time frame before grant of licence.

9. That you shall submit the NOC from NHAI for taking access from NH-248 before grant of licence.

10. That you shall submit non encumbrance certificate failing under khasra no. 9//16 in the revenue estate of village Dhunela, District Gurugram before grant of licence.

11. That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.

12. 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.

13. That you shall submit the NOC from the Divisional Forest Officer regarding applicability any forest law/ notification on the applied site.

14. That certificate from DRO/Deputy Commissioner, Gurugram will be submitted certifying that the applied land is still under ownership of applicant company.

15. That you shall clear the outstanding dues pending against various licenses granted in the state, if any.

16. To furnish an undertaking that no floor area will be sold without the approval of the building plans as per provisions of Haryana Building Code-2017.

17. To submit an affidavit duly attested by 1st Class Magistrate, to the effect 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 Schedule Roads and Controlled Areas restrictions of Unregulated Development Act, 1963 or have not applied for license/permission under any other law for the time being in force.

DA/land schedule.

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

Endst. No LC-5009(A+B)/JE(SB)/2023/ 26557-560 Dated: 11-08-2023

A copy is forwarded to the following for information and necessary action:-

1. Deputy Commissioner, Gurugram.
2. Senior Town Planner, Gurugram.
3. District Revenue Officer, Gurugram.
4. District Town Planner, Gurugram.

(R.S. Batth)
District Town Planner (HQ)
For: Director General, Town & Country Planning
Haryana Chandigarh

To be read with LOI Memo No. 26536 Dated 11/08/ of 2023

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)
Dhunela	4 S Developers Pvt. Ltd. 160/161 share Ashutosh Verma S/o Baleshwar Verma 1/322 share Mahesh Kumar S/o Hari Chand1/322 share	9	16min	5-11-6
	4 S Developers Pvt.Ltd.	9	2/2/2	0-18
			3/2	0-16
			4	8-0
			5/1	4-9
			5/2	3-11
			6	8-0
			7	8-0
			8	8-0
			14min	6-14-7
			15min	6-15-8
		10	1/2/1	0-8
			9/2/1min	2-4-3
			9/2/2min	0-7-3
			10	8-0
			11/1	0-5
			20/1min	1-9-4
	Ashutosh Verma S/o Baleshwar Verma & Mahesh S/o Hari Chand	10	20/2	3-19
			Total	**77K-9M-4S Or 9.684 acres**

Director General
Town & Country Planning
Haryana, Chandigarh