

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh
Phone: 0172-2549349 e-mail: tcpharyana7@gmail.com
Web site tcpharyana.gov.in

LC-III
(See Rule 10)

Regd.
To

Sh. Sahib Singh Ss/o Sh. Ram Kishan,
Sh. Neeraj Yadav, Sh. Manish Kumar, Sh. Pankaj Yadav
Ss/o Sh. Sahib Singh S/o Sh. Ram Kishan,
Sh. Vinod Yadav, Sh. Parmod Kumar, Sh. Amit Yadav
Ss/o Rajinder Kumar S/o Sh. Ram Kishan
In collaboration with BNB Builders Pvt. Ltd.
M-56, Greater Kailash, Part-II, 3rd Floor,
New Delhi-110048.

Memo No. LC-4160/JE (DS)/2022/13260 Dated: 16-05-2022

Subject: Letter of Intent: Request for grant of licence to set up Commercial Colony on an area measuring 2.03 acres in the revenue estate of village Pawala Khusrupur, Sector- 106, Gurugram.

Please refer your application received on 28.09.2019 & 01.10.2019 on subject cited matter.

Your request for grant of license under section 3 of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed thereunder for the development of Commercial Colony on an area measuring 2.03 acres in the revenue estate of village Pawala Khusrupur, Sector- 106, District 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 (IDW):

- | | | |
|------|--|--|
| i. | Area under Commercial Component 2.03 acres
@ ₹ 50.00 Lac per acre (175 FAR) | |
| ii. | Total Cost of development
2.03 X 50 Lac | = ₹ 101.5 Lacs |
| iii. | 25% BG, which is required | = ₹ 25.375 Lacs
(validity for five years) |

B. EXTERNAL DEVELOPMENT CHARGES (EDC):-

- | | | |
|------|-----------------------------|--|
| i) | Total Commercial Area | = 2.03 acres |
| ii) | Interim rate for EDC | = ₹ 486.13 Lac/acre |
| iii) | Amount | = ₹ 986.84 Lacs |
| iv) | 25% bank guarantee required | = ₹ 246.71 Lacs
(valid for 5 years) |

Director
Town & Country Planning
Haryana, Chandigarh

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.

- e. ✓ 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.
- f. ✓ That you shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.
- g. ✓ 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.
- h. ✓ 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 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.
- i. ✓ 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.
- j. ✓ 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 Shehari Vikas Pradhikaran.
- k. ✓ That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- l. ✓ 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.
- m. ✓ That you shall use only LED fitting for internal lighting as well as campus lighting.
- n. ✓ 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.
- o. ✓ 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.

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- p. ✓ 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.
- q. ✓ That you shall not give any advertisement for sale of commercial area before the approval of layout plan / building plans of the same.
- r. ✓ 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.
- s. ✓ 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.
- t. ✓ 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.
- u. ✓ 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.
- v. ✓ 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.
- w. ✓ That no pre-launch/sale of commercial site will be undertaken before approval of the layout plan.
- x. ✓ 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.
- y. ✓ 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, 1975.
5. ✓ 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 and also submit corrected layout plan.
6. ✓ That you shall intimate their official Email ID and the correspondence made to this email ID by the Department shall be treated legal.
7. ✓ That you have to clear the outstanding dues pending against various licenses granted in the state, before the grant of final permission.

8. ✓ That you shall submit the NOC from Divisional Forest Officer, Gurugram before grant of final permission.
9. ✓ That you shall submit the non encumbrance certificate from the competent authority before grant of final permission.
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 submit an agreement with AD Consultants for providing the technical support to develop the colony.
12. ✓ That you shall increase the paid up capital to ₹ 9 crores before the grant of license and also submit for PAS-3 regarding the same.
13. ✓ That you shall submit an affidavit that there is no collaboration agreement enforced with any other person for the same land.
14. ✓ That you shall submit addendum to collaboration agreement with specific cause of irrevocability.
15. ✓ That you shall maintain the ROW of 11 KV HT line passing through the site till the shifting of the same and submit an undertaking in this regard.
16. ✓ That you shall remove the unauthorized construction at site and submit the certificate regarding the same in office of District Town Planner, Gurugram.



(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning,
Haryana, Chandigarh

Endst. No LC-4160/JE (DS)/2022/

Dated:

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 (P), Gurugram with a request to get it verified from GMDA as to whether the site for which LOI is being issued is affected by the restrictions proposed by the committee constituted under the Chairmanship of ACS, Irrigation with CEO, GMDA and DC, Gurugram as members to delineate the submergence area of Najafgarh Jheel in response to NGT proceedings in this matter and also report regarding condition no.16 of the LOI.


(S.K. Sehwat)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

To be read with LOI Memo No. 1326 Dated 16/05/2022 of 2022

Detail of land owned by Neeraj Yadav- Manish Kumar- Pankaj Yadav Ss/o Sahib Singh,
Distt: Gurugram.

Village	Rect No.	Killa No.	Area (K-M)
Pawala Khursurpur	9	3/1/1	2-2

Detail of land owned by Vinod Yadav-Parmod Yadav-Amit Yadav Ss/o Rajinder Kumar,
Distt: Gurugram.

Village	Rect No.	Killa No.	Area (K-M)
Pawala Khursurpur	9	3/2/2	4-6
		4/1	5-19
		7/2/1	2-18
		Total	13-3

Detail of land owned by Sahib Singh S/o Ramkishan, Distt: Gurugram.

Village	Rect No.	Killa No.	Area (K-M)
Pawala Khursurpur	9	2/2min	1-0

Grand Total 16-5
Or 2.03 acres


Director,
Town & Country Planning
Haryana
Jasvir Chahal