Directorate of Town & Country Planning, Haryana
Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhya Marg
Chandigarh; Phone:0172-2549349
e-mail:tcpharyana7@gmail.com; http://tcpharyana.gov.in

Regd.

(LC-III, See Rule 10)

To

Signature Infrabuild Pvt. Ltd.,
Unit No. 1310 at 13th Floor, Dr. Gopal Das Bhawan,
28, Barakhamba Road, New Delhi-110001.

Memo No. LC-3730-B/Asstt.(AK)/2020/ 19086 Dated: 30-10-2020

Subject:- **Letter of Intent- Grant grant of licence to set up of Affordable Group Housing Colony on an additional area measuring 0.3247 acres (in addition to licence no. 121 of 2019) in the revenue estate of village Hayatpur, Sector-89, Distt. Gurugram- Signature Infrabuild Pvt. Ltd.**

Please refer to your application dated 27.09.2019 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 a Affordable Group Housing Colony on an additional area measuring 0.3247 acres (in addition to licence no. 121 of 2019) in the revenue estate of village Hayatpur, Sector-89, Distt. Gurugram has been examined/considered by the Department under the policy issued vide memo no PF-27/48921 dated 19.08.2013 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.

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

INTERNAL DEVELOPMENT WORKS (IDW)

i.	Tentative rates @ ₹ 50.00 Lac per acre	= Rs. 16.325 Lacs
ii.	Cost of Community Facilities	= Nil
iii.	Total cost of Internal Development Works	= Rs. 16.325 Lacs
iv.	25% B.G. on account of IDW	= Rs. 4.05875 Lacs (Valid for five years)

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EXTERNAL DEVELOPMENT CHARGES (EDC)

i.	EDC for area GH Component: 0.311712 acre x 104.096 lac (equal to plotted)	= Rs. 32.4480 Lacs
ii.	EDC for Comm. Component: 0.012988 acres x 486.13444 Lacs	= Rs. 6.3139 Lacs
iii.	Total cost of EDC	= Rs. 38.7619 Lacs
iv.	BG required equivalent to 25% of total EDC	= Rs. 9.690475 Lacs (Valid for five years)

3. 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.

4. To execute two agreements i.e. LC-IV & LC-IV-A Bilateral Agreement on Non-Judicial Stamp Paper of 10/-. 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 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 by the EDC installments that are due for payment that paid as per the prescribed schedule.

5. That you shall deposit an amount of Rs. 2,76,584/- (Rupees Two Lacs Seventy Six Thousand Five Hundred Eighty Four only) on account of conversion charges to be deposited online at website i.e. www.tcpharyana.gov.in

6. To furnish the Bank Guarantee of Rs. 4.05875 lacs and Rs. 9.690475 lacs on account of Internal Development works and External Development Charges to be deposited online at website i.e. www.tcpharyana.gov.in.

7. To furnish an undertaking on non judicial stamp paper of Rs. 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 the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder are duly complied with.

iii. 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.

iv. 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.

v. 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.

vi. 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.

vii. 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.

viii. That you shall get Electrical Infrastructural Plan/ Estimates of the colony from DHBVN/ UHBVN to ensure the integration of Electric Infrastructure requirements and cost thereof.

ix. That you shall construct the community building at your own cost, or get constructed by any other institution or individual at its costs, the community building on the lands set apart for this purpose, as per provisions of section 3(3)(a)(iv) of Haryana Development and Regulation of Urban Areas Act, 1975.

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

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xi. 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.

xii. 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.

xiii. 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.

xiv. 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.

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

xvi. 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.

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

xviii. 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.

xix. 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.

xx. 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.

xxi. 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.

xxii. 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.

xxiii. 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.

xxiv. 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.

xxv. 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.

xxvi. That you shall obey all the directions. Restriction given by this department time to time in public interest.

xxvii. 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.

xxviii. 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.

xxix. That you shall abide by the terms and conditions as per Affordable Housing Policy-2013 notified on 19.08.2013.

xxx. 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.

xxxi. That you shall execute the development works as per Environmental Clearance and compny 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 Controlled Board or any other Authority Administering the said Act.

8. That you shall submit a certificate from the Deputy Commissioner, Gurugram/District Revenue Authority stating that there is no further sale of the land applied for license till date and applicant company is the owner of the land.

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

10. 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.

11. 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 Regulations 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

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12. You shall maintain the ROW 66 KV HT Line passes through the applied site.

13. You shall clear the outstanding dues of EDC/IDC against their licence no. 1 of 2016, 25 of 2016, 4 of 2017, 51 of 2019, 33 of 2018, 39 of 2019, 49 of 2019, 69 of 2019, 73 of 2019, 89 of 2019.

14. 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.

15. That you will 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.

DA/schedule of land.

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

Endst. LC-3730-B/Asstt.(AK)/2020/ 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. Additional Director, Urban Estates, Sector-6, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram, with the direction to verify demarcation at the site.
5. CAO O/o DGTCP, Haryana.
6. Nodal Officer (Website) O/o DTCP, Hr.

(Rajesh Kaushik)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

To be read with LOI memo no. 19086 **dated** 30-10-**2020**

1. **Detail of land owned by Signatures Infrabuild Pvt. Ltd., District Gurugram.**

Village	**Rect. No.**	**Killa No.**	**Area (K-M)**
Hayatpur	6	5/2	2-0
		15/2/1 min	0-12
		Total	**2-12 or 0.325 acres**

Director,
Town & Country Planning
Haryana