

Directorate of Town & Country Planning, Haryana

Ayjojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.

Phone : 0172-2549349 Email: tcpbharyana7@gmail.com

Website: <http://tcpbharyana.gov.in>

Regd. **LC-III**
(See Rule 10)

To

M/s ROF Infratech & Housing Pvt. Ltd.,
M-18 (M Block Market) Greater Kailash-II,
New Delhi-110048.

Memo No. LC-5305/JE(SK)/2024/ **22418** Dated: **19-07-2024**

Subject: - Request for grant of license for setting up of Affordable Group Housing over an area measuring 11.11875 acres in the revenue estate of village Sohna, Sector-7, Sohna, Gurugram.

Reference: - Your application dated 15.01.2024 on the subject cited above.

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 an Affordable Group Housing Colony over an area measuring 11.11875 acres in the revenue estate of village Sohna, Sector-7, Sohna, Gurugram has been examined/considered by the Department 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. That you shall deposit an amount of **Rs. 76,04,592/-** on account of conversion charges to be deposited online at website i.e. www.tcpbharyana.gov.in.
2. To submit BG amounting **Rs. 298.65 lac** against 25% of total amount of External Development Charges amounting Rs. 1194.60 lac.
3. To furnish bank guarantee amounting **Rs. 138.98 lacs** against 25% of the total cost of Internal Development Works amounting Rs. 555.94 lacs
4. To execute two agreements i.e. LC-IV & Bilateral Agreement on Non-Judicial Stamp Paper of 100/-. Further, following additional clauses shall be added in LC-IV agreement as per Government instruction dated 14.08.2020.

1. *That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(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.*

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

- 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 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, within 5 years from grant of licence or in the extended period as allowed by the Director, failing which the land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or any institution including a local authority for the said purpose, on such terms and condition, as it may deem fit.
- 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 integrate the services with Haryana Shahari Vikas Pradhikaran 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 obtain clearance from competent authority that the land is not affected by Section 4 & 5 of the PLPA, 1900 and as also required other forest laws. The orders of Hon'ble Courts passed from time to time with respect to forest laws shall be strictly complied with.
- xiii. 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.
- xiv. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xv. 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.
- xvi. That you shall use only LED fitting for internal lighting as well as campus lighting.
- xvii. 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.
- xviii. 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 seventy per centum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- xix. 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.
- xx. That you shall deposit thirty per centum of the amount release, from time to time, by applicant company, 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.

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- xxi. 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.
- xxii. 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.
- xxiii. 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.
- xxiv. That you shall obey all the directions/restriction given by this department time to time in public interest.
- xxv. That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxvi. 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.
- xxvii. 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.
- xxviii. 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.
- xxix. 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.
- xxx. 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.
6. That you shall submit Non Encumbrance Certificate for khasra no. 222//22/3 of the revenue estate of village Sohna, before grant of final permission.
7. 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.
8. 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.
9. That you shall submit the NOC from the Divisional Forest Officer, Gurugram regarding applicability any forest law/ notification on the applied site.
10. 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.
11. 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.
12. To submit an undertaking that this land has not been sold to any person and also that presently there is no collaboration agreement enforced with any other person for the same land.
 13. That you shall submit certificate from DRO/Deputy Commissioner, Gurugram certifying that the applied land is still under ownership of applicant company and also free from all encumbrances.
 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.
DA/schedule of land.


(Amit Khatri, IAS)

Director,
Town & Country Planning
Haryana, Chandigarh

Dated:

Endst. LC-5305/JE(SK)/2023/

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. Director, Urban Local Bodies, Sector-4, Haryana.
4. Deputy Commissioner, Gurugram.
5. Senior Town Planner, Gurugram.
6. District Town Planner (P), Gurugram.


(Sunena)

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



To be read with LOI Memo No. 22418 Dated 19/07/2024 of 2024

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)
Sohna	Rof Infratech and Housing Pvt. Ltd.	222	12/1	1-0
			18	8-0
			19/1/2	5-12
			19/2	0-8
			22/1	0-8
			22/2/1	0-3
			22/2/2	5-19
			22/3	1-10
			23/1	6-9
			23/2	1-11
		227	2/1	0-8
			2/2	7-6
			2/3	0-7
			3	8-0
			8	8-0
			9/1/1	0-8
			9/1/2	1-10
			12	8-0
			13/1	4-0
			13/2	4-0
			19	8-0
			22	8-0
			Total	88-19
			Or	11.11875 acres

Director
Town & Country Planning
Haryana
Panipat

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10-11-1971

HABIBUS
JOMU & COMPANY FINANCIAL
Director