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 Global Pvt. Ltd.,
1309, 13th Floor, Dr. Gopal Das Bhawan, 28, Bara Khambha Road,
Connaught Place, New Delhi-110001.

Memo No. LC-3855/Asstt.(AK)/2020/19038 Dated: 29-10-2020

Subject:- **Letter of Intent- Grant of licence for setting up Affordable Plotted Colony (DDJAY-2016) on an area measuring 5.00 acres in the revenue estate of village Dhunela, Tehsil Sohna, Sector-36, Sohna, Distt. Gurugram- Signature Global Pvt. Ltd.**

Please refer to your application dated 10.05.2018 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 Plotted Colony (DDJAY-2016) over an area measuring 5.00 acres in the revenue estate of village Dhunela, Tehsil Sohna, Sector-36, Sohna, 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:-

(A) INTERNAL DEVELOPMENT WORKS (IDW)

i.	IDW for area GH Component: 4.8 acre x 20 lacs	= Rs. 96 Lacs
ii.	IDW for Comm. Component: 0.2 acre x 50 Lacs	= Rs. 10 Lacs
iii.	Cost of Community Facilities	= Nil
iii.	Total cost of Internal Development Works	= Rs. 106 Lacs
iv.	25% B.G. on account of IDW	= Rs. 26.5 Lacs (Valid for five years)

Director
Town & Country Planning
Haryana, Chandigarh

(B) EXTERNAL DEVELOPMENT CHARGES (EDC)

i.	EDC for area GH Component: 4.8 acre x 93.69 x 75%	= Rs. 337.284 Lacs
ii.	EDC for Comm. Component: 0.2 acre x 374.75 x 75%	= Rs. 56.22 Lacs
iii.	Total cost of EDC	= Rs. 393.504 Lacs
iv.	BG required equivalent to 25% of total EDC	= Rs. 98.376 Lacs (Valid for five years)

(C). 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 DTCP, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.

3. 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.*

4. That you shall deposit an amount of Rs. 37,09,00/- (Rupees Thirty Seven Lacs Nine Hundred only) on account of license fee to be deposited online at website i.e. www.tcpharyana.gov.in.

5. That you shall deposit an amount of Rs. 24,58,553/- (Rupees Twenty Four Lacs Fifty Eight Thousand Five Hundred Fifty Three 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. 26.50 lacs and Rs. 98.376 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 you will pay the Infrastructure Development Charges amounting to **Rs. 61,46,382/-** in two equal instalments. First Instalment 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 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.

(iii) You shall integrate the services with Haryana Shehri Vikas Pradhikaran Development Authority services as and when made available.

(iv) 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.

(v) The you will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to workout the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked on the layout plan to be approved alongwith the license.

(vi) That you understand that the development/ construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they 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.

(vii) That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.

(viii) 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.

(ix) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.

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

Director
Town & Country Planning
Haryana, Chandigarh

(xi) That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.

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

(xiii) 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.

(xiv) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of non inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. applicant company shall also provide detail of calculation of EDC per sqm/per sft to the allottees while raising such demand from the plot owners.

(xv) That you shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.

(xvi) That you shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licencee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.

(xvii) That you shall complete the project within seven years (5+2 years) from date of grant of license as per clause 1(ii) of the policy notified on 01.04.2016.

(xviii) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.

(xix) That you will 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.

(xx) 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 received from the plot holders for meeting the cost of Internal Development Works in the colony.

(xxi) That no further sale has taken place after submitting application for grant of licence.

(xxii) That you shall not give any advertisement for sale of plots/ commercial area before the approval of layout plan.

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

(xxiv) That you shall abide by the terms and conditions of the policy notified on 01.04.2016.

(xxv) 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.

8. That you shall submit the NOC from Divisional Forest Officer Gurugram regarding applicability of any Forest Law/notifications.

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

10. That you shall earmark 50% saleable area in the layout plan, to be issued alongwith the license alongwith revenue detail, which is to be freezed as per clause 5(i) of the policy dated 01.04.2016. The area so freezed shall be allowed to sell only after completion of all Internal Development Works in the colony.

11. That you will 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.

12. 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.

13. That you shall pay outstanding EDC & IDC dues for licence no. 4 of 2017, 39 of 2019, 40 of 2019, 130 of 2009, 69 of 2019 and 89 of 2019 before grant of licence.

14. That you will intimate your official Email ID and the correspondence on this email ID by the Deptt. will be treated as receipt of such correspondence.

DA/schedule of land.

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

Endst. LC-3855/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. Director, Urban Estates, Sector-6, Panchkula.
3. Managing Director, DHBVNL, Sector 6, Panchkula.
4. Senior Town Planner, Gurugram.
5. CAO O/o DTCP, 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.19038 Dated 29-10 of 2020

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

Village	Rect.No	Killa No	Area (K-M)
Dhunela	9	23min	5-15
		24min	5-15
	21	3min	5-0
		4	8-0
		6min	4-0
		7min	4-0
		8min	2-0
	20	9/2min	1-10
		10/1min	4-0
		Total	**40-0**
			Or 5.00 acres

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