

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

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LC-III
(See Rule 10)

Regd.

To

Sovereign Buildwell Pvt. Ltd., Glaze Properties Pvt. Ltd.,
Four Construction Pvt. Ltd., Fourstar Reality Pvt. Ltd.,
Northsouth Properties Pvt. Ltd, Destination Properties Pvt. Ltd.,
Kapil Dayma, Jeet Singh, Sanjeev Jain, Smt. Bina Rani,
Smt. Puspaa Garg & Manoj Singla
In collaboration with Anant Raj Ltd.,
H-65, Connaught Circus,
New Delhi-110001.

Memo No. LC-2543D/JE(SJ)/2022/37118 Dated: 09-12-2022


Subject:

Letter of intent: Request for grant of licence for setting up of Residential Plotted Colony on the additional area measuring 11.8375 acres in addition to earlier granted licence no. 119 of 2011, 71 of 2014 & 104 of 2019 in the revenue estate of village Ullahwas & Kadarapur, Sector-63A, Gurugram-Anant Raj Ltd.

Please refer your application received on 01.07.2022 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 Residential Plotted Colony on the additional area measuring 11.8375 acres in addition to earlier granted licence no. 119 of 2011, 71 of 2014 & 104 of 2019 in the revenue estate of village Ullahwas & Kadarapur, Sector-63A, 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 execute two agreements i.e. LC-IV and Bilateral Agreement LC-IV-B on Non-Judicial Stamp Paper. 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)(I)(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


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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 instalment 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 instalments that are due for payment get paid as per prescribed schedule.

2. That you shall deposit an amount of Rs. 3,03,04,000/- on account of licence fees & an amount of Rs. 1,00,83,332/- on account of conversion charges through online payment at website i.e. www.fcpharyana.gov.in.

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

4. External Development Charges:

i) Total EDC	= ₹ 1413.129499Lac
ii) 25% EDC Bank Guarantee required	= ₹ 353,2823748 Lacs (valid for 5 years)

B). Internal Development Works:

i) Total cost of development	= ₹ 250.955Lac
ii) 25% bank guarantee required	= ₹ 62.73875Lacs (valid for 5 years)

5. 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.


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

(i) That you will pay the Infrastructure Development Charges amounting to Rs. 39,20,532/- @ Rs. 500/- per sq. mtr for the Plotted Component in two equal installments. First installment 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 the licensee 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) 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 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.
- (v) That applicant company shall integrate the services with Haryana ShahriVikasPradhikaran services as and when made available.
- (vi) The 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.
- (vii) That you shall understands 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.
- (viii) 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.
- (ix) That you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana ShahariVikasPradhikaran services or any other execution agency.
- (x) 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.
- (xi) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (xii) 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.
- (xiii) That applicant company shall use only LED fitting for internal lighting as well as campus lighting.
- (xiv) 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.


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Town & Country Planning (X)
Haryana, Chandigarh

- (xv) 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 not 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. You shall also provide detail of calculation of EDC per sqm/per sft to the allottees while raising such demand from the plot owners.
- (xvi) That you shall keep pace of development at least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- (xvii) 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 licensee 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.
- (xviii) That you will pay the labourcess as per policy instructions issued by Haryana Government vide memo no. Misc-2057-5/25/2008/2TCP dated 25.02.2010.
- (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 licensee have to deposit thirty percentage of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- (xx) That no further sale has taken place after submitting application for grant of license.
- (xxi) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- (xxii) That you shall construct the access to the site upto higher order road in concurrence with the concerned authority before allotment of plot.
- (xxiii) That you shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant in letter and spirit.
- (xxiv) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- (xxv) That you shall abide with policy dated 08.07.2013 and 26.02.2021 and amended from time to time related to allotment of EWS Flats/Plots.
- (xxvi) That you shall integrate the bank account in which 20 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.
- (xxvii) 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.
- (xxviii) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.

irrevocable GPA/SPA having land schedule on behalf of Sovereign Buildwell Pvt. Ltd., Glaze Properties Pvt. Ltd., Four Construction Pvt. Ltd., Fourstar Reality Pvt. Ltd., Northsouth Properties Pvt. Ltd., Sh. Kapil Dayma and Sh. Jeet Singh has not been submitted.

15. That you shall submit the MOA of Destination Properties Pvt. Ltd.
16. That you shall submit the corrected layout plan of an area measuring 11.8375 acres.
17. That you shall submit the corrected layout plan as per policy parameter duly earmark the 33 KV site.
18. That you to clear the outstanding dues pending against various licenses granted in the state, before the grant of final permission.
19. That the objection from general public/allottees of the colony are to be invited after submission of corrected layout plan and the proof of inviting objection alongwith detail of the objections so received shall be submitted in office of Senior Town Planner, Gurugram for verification before grant of licence.
20. An area measuring 1.12 acres part of applied pocket H falls under 66 KV substation and as per notification dated 02.01.2015 DHBVN has already adopted 220/33/0.4 KV System instead of laying of conventional 220/66/11 KV system. Hence, the final permission/licence to be granted after revision of sectoral plan.



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

Endst. No LC-2543D/JE(SJ)/2022

Dated:

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

1. Chief Administrator HSVP, Sector-6, Panchkula.
2. Director, Urban Estates, Sector-6, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. CAO O/o DGTCP, Haryana.
6. Nodal Officer (Website) O/o DGTCP, Hr.


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

- (xxix) 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.
- (xxx) That applicant 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 Controlled Board or any other Authority Administering the said Act.
- (xxxix) That you shall abide by all the provisions of Act no. 8 of 1975 and Rules framed thereunder as amended time to time.
- (xxxii) That the owner/developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Residential Plotted Colony after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.
- (xxxiii) That you shall maintain the ROW of BPCL Gas pipe line passes through of pocket-G, E & F.
- (xxxiv) That you shall abide by the orders of Hon'ble Supreme Court of India passed in SLP filed by Haryana Govt. regarding notification under Section-4 & Section- 6 subject to any portion of applied land falling under notification of Section-4 & 6.
7. That you shall submit a certificate from the Deputy Commissioner /District Revenue Authority stating that there is no further sale of the land applied for licence till date and applicant companies/individual are owner of the 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 Divisional Forest Officer, Gurugram before grant of final permission.
10. That you shall submit an affidavit duly attested by 1st Class Magistrate that there is no other collaboration agreement executed on the applied land.
11. That you shall intimate your official Email ID and the correspondence on this email ID by the Deptt. will be treated receipt of such correspondence.
12. That you shall submit the registered addendum agreement having purpose clause executed with Sh. Sanjeev Jain, Smt. Beena Rani, Smt. Pushpa Garg and Sh. Manoj Kumar Singhal.
13. That you shall submit registered collaboration agreement having purpose clause executed with Sh. Kapil Dayma and Jeet Singh
14. That you shall submit registered irrevocable agreement having land schedule clause of purpose and responsibility collaboration agreement on behalf of Sovereign Buildwell Pvt. Ltd., Glaze Properties Pvt. Ltd., Four Construction Pvt. Ltd., Fourstar Reality Pvt. Ltd., Northsouth Properties Pvt. Ltd. and registered

3718 09-12-
To be read with LOI Memo no.....datedof 2022

1. Detail of land owned by Sovereign Buildwell Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Kadarpur	14	18/1/2/3	1-18

2. Detail of land owned by Sovereign Buildwell Pvt. Ltd. 320/3870 share

Glaze Properties Pvt. Ltd. 1891/3870 share

Four Construction Pvt. Ltd. 1224/3870 share

North South Properties Pvt. Ltd. 435/3870 share

Village	Rect. No.	Killa No.	Area (K-M)
Kadarpur	11	15/2/1min	3-16
		16/1	4-11
		24/3	2-0
		25/1	7-9
		28/2	0-3
	10	Total	17-19

3. Detail of land owned by Four Construction Pvt. Ltd. 226/292 share

Four Star Reality Pvt. Ltd 66/292 share

Village	Rect. No.	Killa No.	Area (K-M)
Kadarpur	4	18/2	5-12
		19	9-0
		Total	14-12

4. Detail of land owned by Destination Properties Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Kadarpur	11	22/2	6-0
		23/1	3-0
	15	2/2	6-0
		3/1	3-0
		Total	18-0

5. Detail of land owned by Four Construction Pvt. Ltd. 154/1323 share

Four Star Reality Pvt. Ltd. 1129/1323 share

Kapil Dayma S/o Sumer Singh 22/3969 share

Jeet Singh S/o Vedram 2/81 share

Village	Rect. No.	Killa No.	Area (K-M)
Kadarpur	4	22/1	7-7
		Total	7-7

6. Detail of land owned by Four Construction Pvt. Ltd. 366/2358 share

Four Star Reality Pvt. Ltd. 1895/2358 share

Kapil Dayma 1/135 share

Jeet Singh 592/17685 share

Village	Rect. No.	Killa No.	Area (K-M)
Kadarpur	4	21min	5-8
		23min	7-9
		Total	12-17

[Signature]
D.G.J.C.P (HR)

7. Detail of land owned by Four Star Realty Pvt.Ltd. 259/270 share
Jeet Singh S/o Vedram 1/30 share
Kapil Dayma S/o Sumer Singh 1/135 share

Village	Rect. No.	Killa No.	Area (K-M)
Kadarpur	8	3/1min	0-18
		Total	0-18

8. Detail of land owned by North South Properties Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Ullhawas	39	23/2	0-16

9. Detail of land owned by Sanjiv Jain S/o Patiram Jain

Village	Rect. No.	Killa No.	Area (K-M)
Ullhawas	39	9/2/2	3-3
		12/1	4-0
		12/2	3-0
		Total	10-3

10. Detail of land owned by Smt. Bina Rani W/o Premchand 1/3 share
Smt. Puspa Garg w/o Rajender Garg 1/3 share
Manoj Singia S/o Deepchand 1/3 share

Village	Rect. No.	Killa No.	Area (K-M)
Ullhawas	39	22/2	6-5
		23/1/2	3-19
		Total	10-4
		Grand Total	94-14

Or 11.8375 acres

(Signature)
 Director General
 Town & Country Planning
 Haryana, Chandigarh