

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector 17 C, Chandigarh
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Regd. Post

To

Ashok Kumar S/o P.C Jain
Smt. Jaishree W/o Ashok Kumar Jain
C/o Lotus Realtech Pvt. Ltd.
501, Block-C, Nirvana Coutyard,
Nirvana Country, Sec-50,
Gurgaon-122018.

Memo No. LC-2997-JE (VA)-2013/ 88673 Dated: 29/10/13

Subject: - **Letter of Intent for grant of license for setting up of AFFORDABLE GROUP HOUSING COLONY on the land measuring 5.09375 acres (with net planned area of 4.95575 acres) falling in the revenue estate of village Chauma, Sector 111, Distt. Gurgaon.**

Ref: - Your application dated 20.08.2013.

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 the land measuring 5.09375 acres falling in the revenue estate of village Chauma, Sector 111, Gurgaon has been examined/considered by the Department and it is proposed to grant license to you. 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 issuance of this notice, failing which the grant of license shall be refused.

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

1. INTERNAL DEVELOPMENT WORKS (IDW)	
A) Tentative rates for GH @ ₹ 50.00 Lac per acre	= ₹ 254.6875 Lacs
B) Cost of Community Facilities	= Nil
C) Total cost of Internal Development Works	= ₹ 254.6875 Lacs
D) 25% B.G. on account of IDW	= ₹ 63.6719 Lacs
2. EXTERNAL DEVELOPMENT CHARGES (EDC)	
A) Charges for GH Development (@ ₹ 86.031 Lac/acre equal to plotted)	= ₹ 420.6916 Lacs
B) Charges for Commercial Component (@ ₹ 401.764 Lac/acre)	= ₹ 81.8594 Lacs
C) Total cost of Development	= ₹ 502.551 Lacs
D) 25% bank guarantee required	= ₹ <u>125.6378 Lacs</u>


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 layout plan. With an increase in the cost of construction and an increase in the number of facilities in the layout 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.

1. To execute two agreements i.e. LC-IV & LC-IV-A Bilateral Agreement on Non-Judicial Stamp Paper of ₹ 3/-. Two copies of specimen of the said agreement are enclosed herewith for necessary action.
2. To deposit an amount of ₹ 43,38,920/- on account of conversion charges through bank draft in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh.
3. To submit an undertaking that you will construct 24/30 m wide internal circulation road passing through your site at your own costs and the entire road shall be transferred free of cost to the Government.
4. To furnish an undertaking that portion of sector road, service road and internal circulation plan road which shall form part of the license area, will be transferred free of cost to the Government in accordance with the provisions of section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Area Act, 1975.
5. To submit an undertaking that you will integrate the services with the HUDA services as and when available.
6. To submit an undertaking that you will have no objection to the regularization of the boundaries of the licensed land through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon the colonizer.
7. To submit a certificate from the District Revenue Authority stating that there is no further sale of the land applied for license till date and applicant companies are owner of the land.
8. That you shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
9. To submit an undertaking to the effect that you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from external infrastructure to be laid by HUDA.
10. To submit an undertaking 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 your land for Transformers/Switching Station/Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
11. To submit an undertaking that you shall provide the rain water harvesting system as per central ground water Authority Norms/Haryana Govt. notification as applicable.

12. To furnish an undertaking that the development/construction cost of 24/30 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land if any, alongwith the construction cost of 24/30 m wide road/major internal road as and when finalized and demanded by the Director General Town & Country Planning, Haryana.
13. To submit an undertaking that you shall provide the solar water heating system as provisions of HAREDA and shall be made operational where applicable before applying for an occupation certificate.
14. That you will intimate your official "email ID" to the Department and correspondence done by Department on this ID shall be treated as official intimation & legally valid.
15. 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 License/change of land use under the provision of the Punjab Schedule Roads and Controlled Areas restrictions of Unregulated Development Act, 1963.
16. That you will complete the demarcation at site within 7 days and will submit the demarcation Plan in the office of District Town Planner, Gurgaon within 15 days of issuance of this memo.
17. That in compliance of Rule- 27 of Rules 1976 & Section-5 of Haryana development and Regulation of Urban Areas Act, 1975, you shall inform account number & full particulars of the scheduled bank wherein you have to deposit thirty percent of the amount from the flat holders for meeting the cost of internal development works in the colony.
18. To submit an undertaking that you shall deposit the labour cess as applicable as per rules before approval of building plans.
19. To submit an affidavit duly attested by 1st Class Magistrate from the individual land owners that this land has not been sold to any person after entering into collaboration agreement with the colonizer to whom LOI is being issued and also that presently there is no collaboration agreement enforced with any other person for the same land.
20. That in continuation of the collaboration agreement submitted earlier a fresh registered agreement may be entered into by Lotus Realtech Pvt. Ltd. with land owners to the effect that:
 - (i) The developer company, i.e., Lotus Realtech Pvt. Ltd. shall be responsible for compliance of all terms & conditions of license/provisions of Act of 1975 & Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DGTCP, Haryana whichever is earlier.

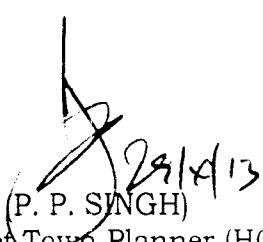
- (ii) The agreement shall be irrevocable and no modification/ alteration etc in the terms & conditions of such agreement can be undertaken, except after obtaining prior approval of the DGTCP, Haryana.
21. That you shall demolish the unauthorized construction exist at the site and send the confirmation report through District Town Planner, Gurgaon before the grant of license and also withdraw the CWP No. 11415 of 2011 pending in the Hon'ble High Court before the grant of license.
22. That you shall abide with the term and conditions as notified on 19.08.2013 regarding Affordable Group Housing Colony 2013.
23. The fee and charges being conveyed are subject to audit and reconciliation of accounts.


(Anurag Rastogi, IAS)
Director General
Town & Country Planning
Haryana Chandigarh

Endst. LC-2997-JE (VA)-2013/ 55674-675 Dated: 29/10/13

A copy is forwarded to the following alongwith copy of land schedule. with direction to verify demarcation at the site.

1. Senior Town Planner, Gurgaon.
2. District Town Planner, Gurgaon.


(P. P. SINGH)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana Chandigarh