

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

website:-http://tcpharyana.gov.in

Regd.

LC-III
(See Rule 10)

To

Golden View Builders Pvt. Ltd.
Bulls Realtors Pvt. Ltd.
Five Rivers Developers Pvt. Ltd.
Five Rivers Township Pvt. Ltd.
C/o Commander Realtors Pvt. Ltd.
C-4, 1st Floor, Malviya Nagar,
New Delhi-110017

Memo No. LC-4025+4026-JE (VA)/2019/22736 Dated: 12-09-2019

Subject:- Letter of Intent to grant of licence for setting up of Affordable Group Housing Colony on the land measuring 5.6972 acres (after migration from Plotted Colony granted vide license no. 63 of 2009 & 60 of 2012) under migration policy dated 18.02.2016 in the revenue estate of village Ullawas & Behrampur, Sector-59, Gurugram.

Please refer to your application dated 06.02.2019, 05.04.2019, 20.04.2019 & 09.08.2019 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 an Affordable Group Housing Colony on the land measuring 5.6972 acres (after migration from Plotted Colony granted vide license no. 63 of 2009 & 60 of 2012) under migration policy dated 18.02.2016 in the revenue estate of village Ullawas & Behrampur, Sector-59, Gurugram has been examined/considered by the Department under the policy issued vide memo no PF-27/48921 dated 19.08.2013, further amendment vide memo no. PF-27/2017/8/26/2017-2 TCP dated 10.10.2017 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 guarantee on account of Internal Development Charges for the amount calculated as under:-

A. INTERNAL DEVELOPMENT WORKS (IDW)

A)	Tentative rates for GH@ ₹ 50.00 Lac per acre	= 5.6972 acres
B)	Cost of Community Facilities	= Nil
C)	Total cost of Internal Development Works	= ₹ 284.86 Lacs
D)	25% B.G. on account of IDW	= ₹ 71.215 Lac

B. EXTERNAL DEVELOPMENT CHARGES (EDC)

A)	EDC for area GH Component: 5.4692 x 104.0963 lac (equal to plotted)	= ₹ 569.3235 Lacs
B)	EDC for Comm. Component: 0.228 x 486.13 Lacs	= ₹ 110.8376 Lacs
C)	Total cost of EDC	= ₹ 680.1611 Lacs
D)	EDC adjusted towards earlier granted licence	= ₹ 559.71 Lacs
E)	Additional EDC amount required	= ₹ 120.4511 Lacs
F)	BG required equivalent to 25% of total EDC	= ₹ 30.12 Lacs

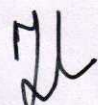
3. It is made clear that the Bank Guarantee of Internal Development Works has been worked out on the interim rates and you have to submit the additional Bank Guarantee if any, required at the time of approval of Service Plan/Estimate according to the approved layout plan. With an increase in the cost 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 DTCP, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.
4. That you shall execute two agreements i.e. LC-IV & Bilateral Agreement on Non-Judicial Stamp Paper of ₹ 10/-. Two copies of specimen of the said agreement are enclosed herewith for necessary action.
5. To deposit an amount of ₹ 81,598/- on account of conversion charges to be deposited online at website i.e. www.tcpharyana.gov.in.
6. To furnish an undertaking on non-judicial stamp paper of ₹ 10/-:
 - i. 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.
 - 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. 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.
 - iv. 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.

- v. 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.
- vi. That the building plans of the Affordable Group Housing Colony having minimum density of 750 PPA shall be submitted within three months of the date of grant of licence and no construction/development shall be undertaken before approval of building plans.
- vii. That you shall construct at your own cost, or get constructed by any other institution or individual at its costs, the community buildings on the lands set apart for this purpose, within four years from grant of license extendable by the Director for another period of two years, for the reasons to be recorded in writing 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 purposes, on such terms & conditions, as it may deem fit.
- 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 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.
- xiii. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiv. That you shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- xv. That you shall use only LED fitting for internal lighting as well as campus lighting.

- xvi. 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.
- xvii. 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.
- xviii. 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.
- xix. 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.
- xx. 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.
- xxi. 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.
- xxii. 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.
- xxiii. That you shall furnish the Bank Guarantee against the total realization from the project at the rate of 15% within 90 days from the commencement of the project as per policy dated 19.08.2013.
- xxiv. That you shall abide by the terms and conditions as per affordable housing policy-2013 notified on 19.08.2013.
- xxv. That you shall get approved the revised layout plan for the balance area of the licensed colony in view of provisions of policy dated 28.01.2013.
- 7. 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 you are the owner of the land.
- 8. That you shall submit the NOC from the Divisional Forest Officer regarding applicability any forest law/ notification on the applied site.

8. That you shall submit the NOC from the Divisional Forest Officer regarding applicability any forest law/ notification on the applied site.
9. 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.
10. 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.
11. That you shall give public notice in three leading newspapers of Hindi and English (2+1) published in the District, one of which should be local newspaper, stating that the company under the migration policy dated 18.02.2016 of Town and Country Planning Department has proposed to migrate part licence no. 63 of 2009 & 60 of 2012 granted for setting up of Residential Plotted Colony for taking licence of Affordable Group Housing and company has not created any third party rights on licence no 63 of 2009 & 60 of 2012. If allottee of the colony comprising of the three licenses mentioned above have any objection to the above stated migration, the same may be submitted in the office of District Town Planner, Gurugram within 15 days from the date of issue of public notice. You shall submit report clearly indicating the objection, if any, received by them from allottee and action taken thereof alongwith an undertaking to the effect that the rights of the existing allottees (if any) have not been infringed in the office of District Town Planner, Gurugram after expiry of 15 days time of public notice.
12. 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-4025+4026-JE (VA)/2019/

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. Nodal Officer (Website) O/o DTCP, Haryana.

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

To be read with LOI Memo No. 22736 dated 12-09-2019 of 2019

Detail of land owned by Golden View Builders Pvt. Ltd. (Part of Licence No. 60 of 2012).

Village	Rect No	Killa No	Total Licenced Area (K-M)	Area Under Migration (K-M)
Behrampur	35	1/1	7-16	1-17

Detail of land owned by Bulls Realtors Pvt. Ltd. (Part of Licence No. 60 of 2012).

Village	Rect No	Killa No	Total Licenced Area (K-M)	Area Under Migration (K-M)
	31	22	8-0	8-0
	35	2/1/1	6-6	6-6
		Total		14-6

Detail of land owned by Five Rivers Developers Pvt.Ltd. (Part of Licence No. 63 of 2009).

Village	Rect No	Killa No	Total Licenced Area (K-M)	Area Under Migration (K-M)
Ullawas	25	7/2/2	1-11	1-11
		13/3	3-7	3-0
		14/1/2	3-3	3-3
		Total		7-14

Detail of land owned by Five Rivers Developers Pvt.Ltd. (Part of Licence No. 63 of 2009).

Village	Rect No	Killa No	Total Licenced Area (K-M)	Area Under Migration (K-M-S)
Behrampur	34	15	5-2	4-15-0
	35	10/2	6-9	3-17-7
		11	8-0	5-1-7
Ullawas	25	14/2	4-12	4-12
		15	3-8	3-8
		Total		21-14-5
		G.Total		45-11-5 Or 5.6972 Acres

Director,
Town & Country Planning
Haryana