

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

LC-III
(See Rule 10)

Regd. To

Druzba Overseas Pvt. Ltd., Fragrance Construction Pvt. Ltd.,
Impower Infrastructure Pvt. Ltd., Gitanjali Promoters Pvt. Ltd.,
Business Park Developers Pvt. Ltd., Countrywide Promoters Pvt. Ltd.,
In collaboration with Countrywide Promoters Pvt. Ltd.,
Regd. Office M-11, Middle Circle,
Connaught Circus, New Delhi-110001
E-mail ID - countrywide.promoters@gmail.com

Memo No. LC-4003-JE (SK)-2019/4963

Dated: 21-02-2019

Subject: Letter of Intent for grant of licence for development of Affordable Plotted Colony under DDJAY-2016 over an area measuring 6.70 acres (3.90 acres after migrating from license No. 192 of 2007 and additional fresh area measuring 2.80 acres) falling in village Kheri Kalan, Sector 83, Faridabad - Countrywide Promoters Pvt. Ltd.

Please refer your application dated 24.12.2018 on the matter as subject cited above.

2. Your request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed there under for development of Affordable Residential Plotted Colony under DDJAY-2016 over an area measuring 6.70 acres (3.90 acres after migrating from license No. 192 of 2007 and additional fresh area measuring 2.80 acres) falling in village Kheri Kalan, Sector 83, Faridabad has been considered and it is proposed to grant a license for setting up of aforesaid colony. 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 letter, failing which request for grant of license shall be refused.

3. To furnish bank guarantees on account of Internal Development Works and External Development Works for the amount calculated as under:-

Internal Development Works:

	Area	Rate	Amount	25% bank guarantee
	(in acres)	per acre	(in Lac)	required
		(in Lac)		(in Lac)
Plotted component	6.432	20.00	128.64	35.51* (valid at least up to five years)
Commercial comp	0.268	50.00	13.40	
		Total	142.04	

Note: - You have an option to mortgage 15% saleable area against submission of above said BG and in case, said option is adopted, then the area to be mortgaged may be indicated on the layout plan to be issued alongwith the license alongwith the revenue details thereof and mortgage deed in this regard shall be executed as per the directions of the department.

EXTERNAL DEVELOPMENT CHARGES:-

As per policy dated 24.01.2018, 75% of total amount of EDC is Rs. 527.27024 lacs. As per policy dated 05.12.2018 the 25% of total EDC i.e. Rs. 131.818 lacs required to be deposited alongwith Bank Guarantee of Rs. 143.365 Lacs (Valid at-least for five year) i.e. equal to 25% of balance amount of Rs. 395.453 Lacs against EDC.

It is made clear that bank guarantee of Internal Development Works has been worked out on the interim rates and you will have to submit the additional bank guarantee, if any required at the time of approval of Service Plan/Estimate. With an increase in the cost of construction, you would be required to furnish an additional bank guarantee within 30 days on demand.

4. To execute two agreements i.e. LC-IV & LC-IV-B on Non-Judicial Stamp Paper. Copies of the specimen of said agreements are enclosed herewith for necessary action.
5. To deposit the following fee and charges (after adjustment as per policy dated 18.02.2016) online at www.tcpharyana.gov.in
 - i. An amount of Rs. 131.818 lacs against 25% of total required EDC.
 - ii. An amount of Rs. 15,79,437/- against conversion charges.
 - iii. An amount of Rs. 57,32,282/- against balance licence fee.
 - iv. An amount of Rs. 1,90,761/- against administrative charges and Rs. 7,23,668/- against composition charges on account of transfer of licenced land measuring 0.95 acre without getting approval of competent authority.
 - v. An amount of Rs. 1,27,36,831/- against renewal fee (renewal fee from 04.07.2013 to 05.07.2015, 04.07.2015 to 05.07.2017 & 04.07.2017 to 05.07.2019) as on 31.01.2019, which needs to be deposited alongwith 18% interest upto date (if not pay in LC-4001 & 4002).
(The aforesaid calculation is subject to audit and reconciliation)
6. To furnish an undertaking on non-judicial stamp paper to the following effect:-
 - (i) You shall deposit an amount of Rs. 34,84,372/- (differential amount) against Infrastructural Development Charges @ Rs. 375/- per Sqm for plotted component and @ Rs. 750/- per Sqm for commercial component for 150 % FAR, in two equal installments. First within 60 days from issuance of license and second within six months be paid online at www.tcpharyana.gov.in. In failure of which, an interest @ 18% per annum for delay period shall charged.
 - (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 integrate the services with HSVP 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) That 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 work out 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 shall transfer the licenced land part of sector road/green belt 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.
 - (vii) 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.

- (viii) 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.
- (ix) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Urban Development Authority 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 you 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.
- (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 atleast in accordance with the 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 shall complete the project within 7 years (5+2) from date of grant of licence as per clause 1 (ii) of policy notified on 01.04.2016.
- (xix) That no clubbing for residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- (xx) That you shall pay the labour cess as per policy instructions issued by Haryana Government.
- (xxi) 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 floor/space holders for meeting the cost of Internal Development Works in the colony.
- (xxii) That no further sale has taken place after submitting application for grant of license.
- (xxiii) That you shall not give any advertisement for sale of plots/commercial plots area before the approval of layout plan.
- (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 by the terms and conditions of policy dated 08.02.2016 (DDJAY) and other directions given by the Director time to time to execute the project.
- (xxvi) That you shall earmark 50% of saleable area layout plan, to be issued alongwith the licence alongwith revenue detail, which is to be freezed as per clause 5(i) of the policy dated 08.02.2016. The area so freezed shall be allowed to sell only after completion of all Internal Development Works in the colony
7. That you shall submit NOC from all existing licensee/collaborator company of licence No. 192 of 2007.
8. That you shall provide access to the site of adjoining colony (LC-4001 & 4002) and submit board resolution and consent of all land owners falling in this regard.
9. That you shall submit addendum collaboration agreement having detail of Khasra No., validity of agreement and clause that the agreement is irrevocable, duly registered with the registration authority.
10. That you shall inviting objections from the allottees of licence No. 192 of 2007 and you shall inform all the third parties who have got rights created under original licence, through public notice within 15 days from grant of LOI, in the newspaper (proforma enclosed) informing about the migration of part of original licenced area into DDJAY-2016 scheme, with a request to submit objections if any, in writing within 15 days from the date of publication of such public notice. Simultaneously, colonizer shall also inform about the proposed revision in the originally approved layout/site plan of the complete colony.
- A copy of earlier approved layout/site plan and the proposed layout plan due to carving out of DDJAY be made available on the website of Colonizer, at the office of Developer/Colonizer as well as in the office of concerned DTP, Faridabad. The Colonizer shall submit report clearly indicating the objection, if any, received by him from allottees and action taken thereof alongwith an undertaking to the effect that the rights of the existing plot holders have not been infringed. Any allottees having any objection may file his/ her objection in the office of District Town Planner Faridabad also. The Public Notice may be published in atleast three National newspapers widely circulated in District, of which one should be in Hindi Language.
11. That company will intimate their official Email ID and the correspondence on this email ID by the Department will be treated receipt of such correspondence.



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

Endst. No LC-4003-JE (SK)-2019/

Dated:

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

1. Deputy Commissioner, Faridabad.
2. Senior Town Planner, Faridabad with a request that after examination of the proposal in respect of objection on migration of licence forward to this office within 7 days from the receipt of report from concerned DTP, Faridabad. If the matter is delayed by the concerned officer for more than 7 days, the cause of delay shall be mentioned in the report.
3. District Town Planner, Faridabad. You shall forward the proposal in respect of objection on migration of licence and objection received if any to Senior Town Planner, Faridabad alongwith recommendation within 7 days from the receipt of report of colonizers.


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

To be read with LOI No. 4963 dated 21-02 of 2019

Detail of land owned by Druzba Overseas Pvt. Ltd;

Village	Rect No	Killa No	Area(K-M)
Kheri Khurd	13	15	8-0
		6	8-0
		Total	16-0

Detail of land owned by Fragrance construction Pvt. Ltd; ½ share

Detail of land owned by Countrywide Promoters Pvt. Ltd; ½ share

Village	Rect No	Killa No	Area(K-M)
Kheri Khurd	13	16	8-0
		25/1/1	3-12
		25/2/1	3-12
		Total	15-4

Detail of land owned by Impower Infrastructure Pvt. Ltd;

Village	Rect No	Killa No	Area (K-M)
Kheri Khurd	12	20/2	3-0
		21/1	2-13
		21/2	2-8
		21/3/1	2-3
		Total	10-4

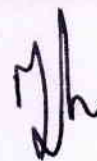
Detail of land owned by Gitanjali Promoters Pvt. Ltd;

Village	Rect No	Killa No	Area(K-M)
Kheri Khurd	12	26/1	0-18
		11/1	6-2
		10/2 Min	3-15
		Total	10-15

Detail of land owned by Business Park Developers Pvt. Ltd;

Village	Rect No	Killa No	Area (K-M)
Kheri Khurd	12	26/2	0-11
		11/2	0-9
		10/1 Min	0-9
		Total	1-9

Grand Total 53 K-12M OR 6.70 Acres



Director,
Town & Country Planning
Haryana
Jasvir Singh