

Directorate of Town & Country Planning, Haryana
SCO 71-75, Sector 17C, Chandigarh
Phone: 0172-2549349; e-mail:tcphry7@gmail.com
http://tcpharyana.gov.in

LC-III
(See Rule 10)

To

Dadri Land and Finance
Sh. Vivek Mittal S/o Sh. Vishnu Kumar
In collaboration with Dadri Land and Finance
Shop No. 1, Green Market, Near Main Post Office,
Charkhi Dadri, District Charkhi Dadri.

Memo. No. LC-3889/JE(SK)/2018/ 25785 Dated: 05-09-2018

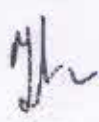
Subject:- Letter of intent for grant of license for development of affordable residential plotted colony under DDJAY over an area measuring 11.406 acres, after migrating the same from licence No. 87 of 2008 dated 18.04.2008 under migration policy dated 18.02.2016 in sector 9, Charkhi Dadri.

Please refer your application dated 08.06.2018 on the matter as subject cited above.

2. Your request for grant of licence to set up Affordable Residential Plotted Colony (under Deen Dayal Jan Awas Yojna-2016) on an area measuring 11.406 acres, after migrating the same from licence No. 87 of 2008 dated 18.04.2008 under migration policy dated 18.02.2016 in sector 9, Charkhi Dadri has been considered and it is proposed to grant a licence for setting up of aforesaid colony. You are, therefore, called upon to fulfill the following requirements/ prerequisites 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 for the amount calculated as under:-

| | Area | Rate Per acre | Amount | 25% bank guarantee required |
|-------------------|------------|---------------|----------|-----------------------------|
| | (in acres) | (in Lac) | (in Lac) | (in Lac) |
| Plotted component | 10.974 | 20 | 219.48 | 60.27 |
| Comm. Component | 0.432 | 50.00 | 21.6 | |
| Total | | | 241.08 | |


Director
Town & Country Planning
Haryana, Chandigarh

OR

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.

4. 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 (in case, 15% saleable area is mortgaged against the BG of IDW, then this clause will not be applicable).

5. To execute two agreements i.e. LC-IV & LC-IV-B on Non-Judicial Stamp Paper of Rs. 10/- . Copies of the specimen of said agreements are enclosed herewith for necessary action.
6. To deposit an amount of Rs. 37.145 lacs on account of External Development Charges through online e-payment at www.tcpharyana.gov.in.
7. To furnish an undertaking on non-judicial stamp paper of Rs. 10/- to the following effect that:-
 - a) 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.
 - b) You shall integrate the services with Haryana Urban Development Authority services as and when made available.
 - c) You has 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 Restriction of Unregulated Development Act, 1963.
 - d) 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.
 - e) It has been understood 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.
 - f) 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.
 - g) 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 Urban Development Authority or any other execution agency.
 - h) The clearance from competent authority shall be obtained, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
 - i) The rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
 - j) 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.
 - k) Only LED fitting for internal lighting as well as campus lighting shall be used.
 - l) 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.

- m) 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.
 - n) The pace of development shall be kept atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
 - o) 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.
 - p) 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.
 - q) No clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
 - r) 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.
 - s) No further sale has taken place after submitting application for grant of license.
 - t) No advertisement for sale of plots/commercial area shall be given before the approval of layout plan.
 - u) You shall abide by the terms and conditions of policy dated 08.02.2016 (DDJAY) and other direction given by the Director time to time to execute the project.
8. You shall submit a certificate from the Deputy Commissioner, Charkhi Dadri/ District Revenue Authority stating that there is no further sale of the land applied for licence till date and applicants are still owner of the applied land.
9. That you shall give public notice in three leading newspapers of Hindi and English (2+1) published in the District, within a period of 15 days from the issuance of this approval, one of which should be local newspaper, stating that the firm under the migration policy dated 18.02.2016 of Town and Country Planning Department has proposed to migrate Licence No. 87 of 2008 granted for setting up of residential plotted colony for taking licence of affordable residential plotted colony under DDJAY. If allottees of the licenced colony (under Licence No. 87 of 2008) have any objection to the above stated migration, the same may be submitted in the office of District Town Planner, Charkhi Dadri/Bhiwani within 15 days from the date of issue of public notice. Simultaneously, firm shall also inform about the proposed revision in the originally approved layout plan of the colony. A copy of earlier approved layout plan and the proposed plan due to carving out of affordable plotted colony be made available on the website of firm, at the office of Developer/Colonizer as well as in the office of District Town Planner, Charkhi Dadri/Bhiwani. The firm shall submit report clearly indicating the objection, if any, received by them from allottees 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, Charkhi Dadri/Bhiwani after expiry of 15 days time of public notice.

Apart from above, objection from the existing allottees may also be called through registered post intimating them about the above said migration of the existing licence No. 87 of 2008. An action taken report in respect of receipt of objections from the said allottees may also be submitted in O/o DTP, Charkhi Dadri/Bhiwani.

10. That applicant firm and Sh. Vivek Mittal shall submit registered collaboration agreement mentioning that the project shall be executed jointly by them and also incorporating the following clauses:-
- i) That Dadri Land Finance shall be responsible for compliance of all terms and conditions of licence/provisions of Act-1975 and Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DTCP, Haryana whichever is earlier.
 - ii) The above agreement shall also contain a clause to the effect that such agreement shall be irrevocable and no modification/alteration etc. in the terms and conditions of such agreement can be undertaken, except after obtaining prior approval of DTCP, Haryana.
11. To submit an indemnity bond indemnifying DTCP from any loss occurs or any legal implications if arises due to migration of licence No. 87 of 2008 under DDJAY as per policy dated 18.02.2016.
12. You shall intimate his official Email ID and the correspondence made to this email ID by the Department shall be treated legal.


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

Endst. No LC-3576/JE(SK)/2018/

Dated:

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

1. Deputy Commissioner, Charkhi Dadri.
2. Senior Town Planner, Hisar.
3. District Revenue Officer, Charkhi Dadri.
4. District Town Planner, Charkhi Dadri.
5. Website Administrator with the request to update the status on Departmental website.

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