

## Directorate of Town & Country Planning, Haryana

Plot no. 3, Nagar Yojana Bhawan, Sector-18A, Madhya Marg, Chandigarh Phone:0172-2549349 e-mail:tcpharyana7@gmail.com; <http://tcpharyana.gov.in>

LC-III  
(See Rule 10)

Regd.

To

Lalwani Brothers Buildcon LLP  
in collaboration with Sternal Buildcon Private Limited.  
12<sup>th</sup> Floor, Dr. Gopal Das Bhawan,  
28 Barakhamba Road, Connaught Place,  
New Delhi-11

Memo No. LC-4186-Asstt(RK)/2019/ 6513 Dated: 11-03-2020

**Subject:** Letter of Intent for grant of licence for setting up of affordable Group Housing Colony over an area measuring 9.103 acres in revenue estate of village Gadoli Kalan, Sector-37D, Gurugram Manesar Urban Complex- Lalwani Brothers Buildcon LLP in collaboration with Sternal Buildcon Private Limited.

Please refer your application dated 12.10.2019 on the matter as subject cited above.

2. 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 the development of Affordable Group Housing over an area measuring 9.103 in the revenue estate of village Gadoli Kalan, Sector-37D, Gurugram Manesar Urban Complex 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.

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 per acre	Amount	25% bank guarantee required
	(in acres)	(in Lac)	(in Lac)	(in Rs.)
GH component	8.7389	20.00	174.778	43,69,450.00
Commercial Component	0.3641	50.00	18.205	4,55,125.00
			Total	48,24,575.00

### EXTERNAL DEVELOPMENT CHARGES:

	Area	Rate per acre	Amount	25% bank guarantee required
	(in acres)	(in Lac)	(in Lac)	(in lacs.)
GH component	8.7389	104.096	909.6845	271.672
Commercial Component	0.3641	486.13	176.9999	
		Total	1086.684	

4. It is made clear that rate of EDC have been calculated on the basis of EDC Indexation Mechanism Policy dated 11.02.2016, which stands approved by cabinet. If there will be any change and delay in the amendment in the Act/Rules w.r.t. the said rates, then differential amount from the original calculation will required to be deposited as per demand.
5. 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 and increase in the number of facilities in Layout Plan, you would be required to furnish an additional bank guarantee within 30 days on demand.
6. To execute two agreements i.e. LC-IV & LC-IV-D on Non-Judicial Stamp Paper of Rs. 10/- . Copies of the specimen of said agreements are enclosed herewith for necessary action.
7. To deposit an amount of Rs. 77,53,943/- (Rupees Seventy Seven Lac Fifty Three Thousand Nine Hundred Forty Three only) on account of conversion charges through Bank Draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh.
8. To furnish an undertaking on non judicial stamp paper of Rs. 10/-:-
  - i. That the Affordable Group Housing Colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
  - ii. 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.
  - iii. 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.
  - iv. That you shall construct portion of sector road, 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 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.
  - vi. 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.
  - vii. That you shall construct the community building at your own cost, or get constructed by any other institution or individual at its costs, the community building on the lands set apart for this purpose, as per provisions of section 3(3)(a)(iv) of Haryana Development and Regulation of Urban Areas Act, 1975.
  - viii. That you shall integrate the services with Haryana Shehri 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 water heating 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 the licensee 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..
- 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 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 obtain clearance from competent authority that the land is not affected by section 4 & 5 of the PLPA, 1990 and other forest laws.
- xxv. That you shall strictly comply with the directions issued vide notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy/ Conservation building codes.
- xxvi. That you shall ensure the installation of solar photovoltaic power plant as per the provisions of order No. 22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- xxvii. That you shall abide by the terms and conditions as per Affordable Housing Policy-2013 notified on 19.08.2013 which has been further amended time to time.
- xxviii. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.
9. You shall furnish addendum registered agreement in continuation of the collaboration agreement submitted by licensee to the effect that:-
- a) The Sternal Buildcon Pvt. Ltd. shall be responsible for compliance of all terms and conditions of license/provisions of Act 8 of 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.
- b) The said agreement is still valid and shall be irrevocable and no modification/ alteration etc. in the terms and conditions of the said agreement can be undertaken, except after obtaining prior approval of DTCP, Haryana.
10. 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. You shall complete the demarcation at site within 7 days from date of issuance of LOI and will submit the demarcation plan in office of District Town Planner, Gurugram under intimation to this office.
12. That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
13. That the applicant company 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.
14. You shall submit the NOC from the Divisional Forest Officer regarding applicability any forest law/ notification on the applied site.
15. That certificate from DRO/Deputy Commissioner, Gurugram will be submitted certifying that the applied land is still under ownership of applicant company.

16. That you shall clear the outstanding dues in licence no. 14 of 2016 for an amounting to Rs. 581.60 lacs on account of EDC as on 10.02.2020 before grant of final permission.
17. That no floor area will be sold without the approval of the building plans as per provisions of Haryana Building Code-2017.
18. That you will abide by with the Act/Rules and the policies notified by the Department for development of affordable group housing colonies and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, 1975.



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

Endst. No LC-4186/Asstt.(RK)/2019

Dated:

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

1. Deputy Commissioner, Gurugram.
2. Senior Town Planner, Gurugram.
3. District Revenue Officer, Gurugram.
4. District Town Planner, Gurugram.



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

To be read with LOI Memo NO. 6573 Dated 11-03-2020 of 2020

**Detail of land owned by Lalwani Brothers Buildcon LLP**

Village	Khasra No.	Area (K-M)
Gadoli Kalan	128	4-17-0
	352/124-125-126/2	4-9-1
	371-372/351/126-127/2	4-9-1
	371-372/351/126-127/1	0-3-19
	352/124-125-126/1	0-3-19
	129/2/1	0-4-7
	129/1/1	0-3-19
	<b>Total</b>	<b>14-11-6</b>

**Or 9.103125 Acers**

  
Director,  
Town & Country Planning  
Haryana  
