

## Directorate of Town & Country Planning, Haryana

SCO No. 71-75, 2<sup>nd</sup> Floor, Sector-17 C, Chandigarh, web site: [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)

Phone: 0172-2549349; email: [tcpharyana6@gmail.com](mailto:tcpharyana6@gmail.com)

(LC-III, See Rule 10)

### Regd. Post.

To

Eventual Builders Pvt. Ltd.,  
Saraswati Kunj Infrastructure Pvt. Ltd.  
In collaboration with Eventual Builders Pvt. Ltd.  
M-11, Middle Circle, Connaught Circus,  
New Delhi-11.

Memo No. LC-3664-PA(SN)-2017/ 344

Dated: 04-01-2018

**Subject: -** Letter of Intent for grant of licence for setting up Group Housing Colony over an area measuring 17.90 acres falling in Sector 102, Gurugram under the Transit Orient Development Policy dated 09.02.2016 being developed by Eventual Builders Pvt. Ltd. in collaboration with Saraswati Kunj Infrastructure Pvt. Ltd.

Please refer to your application dated 17.10.2017 on subject cited above.

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 (Rules 1976) framed thereunder for the development of Group Housing Colony under TOD policy dated 09.02.2016 on the land measuring 19.63 acres in the revenue estate of village Kherki Majra, Sector 102, Gurugram has been examined and considered by the Department for an area measuring 17.90 acres falling under Intense and Transit zone and it is proposed to grant license under the TOD policy dated 09.02.2016 for an area measuring 17.90 acres. 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 Works and External Development Charges for the amount calculated as under:-

#### 1. INTERNAL DEVELOPMENT WORKS (IDW)

- A) Tentative cost for GH area 17.8105 acres = Rs 1781.05 Lacs  
@ Rs 100.00 Lac per acre
- B) Tentative cost for Comm area 0.0895 acres  
@ Rs. 100.00 lac per acre = Rs 8.95 Lacs
- C) Total cost of Internal Development Works = Rs 1790 Lacs
- D) 25% B.G. on account of IDW = Rs 447.50 Lacs

(valid for 5 years in favour of DTCP)

D.T.C.P. (Hr.)



## 2. EXTERNAL DEVELOPMENT CHARGES (EDC)

	Area	Rate per acre	Amount	25% bank guarantee required
	(in acres)	(in Lac)	(in Lac)	(in Lac)
GH Component (under intense zone)	0.48755	312.3/1.75 x 3.50	304.52	2023.958 Lacs (valid for 5 years) Option 1: Deposit lump sum amount Rs. 8095.832 lacs within 30 days from the issuance of final permission. Option 2: EDC to be paid as per existing procedure in ten equal half early installments with interest @12% and 3% additional on delay period. First installment would be paid within 30 days from the final approval.
Commercial Component (under intense zone)	0.00245	486.13/1.75 x 3.50	2.382	
GH Component (under transit zone)	17.32295	312.3/1.75 x 2.50	7728.51	
Commercial Component (under transit zone)	0.087	486.13/1.75 x 2.50	60.42	
		Total	8095.832	

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.

The EDC rates have been calculated on the basis of indexation mechanism for calculation of EDC dated 11.02.2016 in the State of Haryana. The EDC rates are based on 2015 year level and are effective from 01.01.2016 for the period upto 31.03.2019. 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.

1. To execute two agreements i.e. LC-IV & LC-IV-A prescribed under Rules 1976 on Non-Judicial Stamp Paper of Rs 10/-. Two copies of specimen of the said agreements are enclosed herewith for necessary action.
2. To deposit an amount of Rs. 172.15963 lacs (one crore seventy two lacs fifteen thousand nine hundred sixty three only) on account of conversion charges in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh be deposited online at website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in). You have option to either make payment of complete amount of conversion charges in compliance of LOI or 50% of same in compliance of LOI and balance 50% in two equal installments of 3 months each with normal interest of 12% p.a. and penal interest of 3% for the delayed period in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh. If option of making payment in installments is opted, then building plans will be approved only after recovery of full fee and charges as per aforesaid stipulation.



3. To deposit an amount of Rs. 785.58 lacs (seven crore eighty five lacs fifty eight thousand only) on account of balance licence fee in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh be deposited online at website i.e. [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in). You have option to either make payment of complete amount of balance licence fee in compliance of LOI or additional 25% within in compliance of LOI i.e. within 60 days and balance 50% in two equal installments of 3 months each with normal interest of 12% p.a. and penal interest of 3% for the delayed period in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh be deposited online at website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in). If option of making payment in installments is opted, then building plans will be approved only after recovery of full fee and charges as per aforesaid stipulation.
4. To deposit an amount of Rs. 1131.80612 Lacs (eleven crore thirty one lacs eighty thousand six hundred twelve only) on account of Infrastructure Augmentation charges in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh be deposited online at website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in). You have option to either make payment of complete amount of Infrastructure Augmentation charges in compliance of LOI or 50% of same in compliance of LOI and balance 50% in two equal installments of 3 months each with normal interest of 12% p.a. and penal interest of 3% for the delayed period in favour of Director, Town & Country Planning, Haryana, Chandigarh be deposited online at website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in). If option of making payment in installments is opted, then building plans will be approved only after recovery of full fee and charges as per aforesaid stipulation.
5. To furnish an undertaking on non judicial stamp paper of Rs. 10/- to the following effect:-
  - i. That you shall pay the Infrastructure Development Charges amounting to Rs. 1147.71697 Lacs (eleven crore forty seven lacs seventy one thousand six hundred ninety seven only), in two equal instalments. First Instalment will be due within 60 days of grant of license and second Instalment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
  - ii. You shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/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. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
  - iii. You shall maintain and upkeep all roads open spaces, public parks and public health services for a period of five years from the date of issue to the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads / service roads, open spaces, public parks and public health services free of cost to the Government or

  
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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.

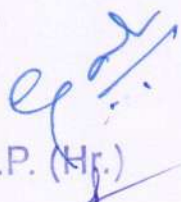
- iv. You shall construct at your own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centers and other community buildings on the lands set apart for this purpose, in a period as may be specified, and failing which action as per the Act / Rules shall be initiated. 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 institution including a local authority, for the said purposes, on such terms and conditions, as it may deem fit.
- v. You shall pay the proportionate cost of construction of such percentage of sites of such school, hospital, community centre and other community building and at such rates as specified by the Director.
- vi. You shall permit the Director or any other officer authorised 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.
- vii. You shall construct 18/24 m wide internal circulation road forming part of licensed area at your own costs and transfer the same free of cost to the Government.
- viii. You shall construct and allot EWS category flats as per departmental policy dated 08.07.2013 and as amended from time to time.
- ix. 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.
- x. You shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from external infrastructure to be laid by HUDA.
- xi. 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.
- xii. You shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiii. You are aware that the development/construction cost of 24/30 m wide road/major internal road 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 24/30 m wide road/major internal road as and when finalized and demanded by the Director General Town & Country Planning, Haryana.

- xiv. To submit an undertaking that you shall provide the Solar Photovoltaic Power Plant System as provisions of HAREDA and shall be made 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. 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 Flat/shop buyers for meeting the cost of Internal Development Works in the colony.
- xvii. You shall keep the pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- xviii. 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.
- xix. You shall not pre-launch/sale of flats before approval of the building plans.
- xx. You shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction purposal is explained to the satisfaction of HUDA Authority in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.
- xxi. You shall obey all the directions/restrictions imposed by the Department from time to time in public interest
- xxii. You shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- xxiii. You shall not raise any construction in the ROW of 400 KV HT Line passing through the site.
- xxiv. That you shall not give any marketing and selling rights to any other company other than the collaborator company.
- xxv. That you will integrate the services with the HUDA services as and when made available.

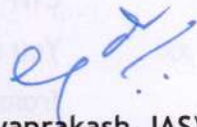
7. You shall complete the demarcation at site within 7 days and will submit the demarcation Plan in the office of District Town Planner, Gurugram within 15 days of issuance of this memo.

  
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8. You shall submit a certificate from the District Revenue Authority, Gurugram stating that there is no further sale of the land applied for license till date and applicant companies/individual are owners of the land.
9. 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.
10. To submit an affidavit duly attested by 1<sup>st</sup> 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 change of land use under the provision of the Punjab Schedule Roads and Controlled Areas restrictions of Unregulated Development Act, 1963 or have not applied for license / permission under any other law for the time being in force.
11. To submit an affidavit from the land owning companies / 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.
12. You will submit the affidavit that the applied land does not exceed the ceiling prescribed in the Land Ceiling Act, 1972 at the time of application for licence.
13. The fee and charges being conveyed are subject to audit and reconciliation of accounts.
14. That you shall submit an undertaking that all the terms & conditions as stipulated in the notification regarding TOD policy dated 09.02.2016 and its corrigendum dated 16.11.2016 and amendment of zoning regulations of the Development Plan - GMUC dated 24.01.2017 shall be complied with.

DA/Copy of specimen of agreements  
and land schedule.


  
(T. L. Satyaprakash, IAS)  
Director, Town & Country Planning,  
Haryana, Chandigarh

Endst. LC-3664-PA (SN)2017/

Dated:

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

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

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

1. Detail of Land Owned By Eventual Builders (P) Ltd.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u>
Kherki Majra	54	4 Min	K-M
		5	7-9
		6	8-0
		7	8-0
		14	8-0
		15	8-0
		16/1	0-7
		16/2	7-0
		17	7-7
	55	11/2	4-9
		10	8-0
		11/1	3-11
		20/1	5-11
		1/1	2-13
		19	7-7
		9/2	6-9
		20/2	1-16
		12	8-0
		13/1	1-8
	54	13	8-0
		18	7-7
		12/2min east north	3-6
		19min east north	1-10
		Total	<u>131-10</u>


2. Detail of Land owned by Saraswati Kunj Infrastructure (P) Ltd.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u>
Kherki Majra	54	3/2min	K-M
		8min	1-7
		9min	7-3
		12/1Min	0-15
			2-9
		Total	<u>11-14</u>

Grand Total

143 Kanal-4 Marla

Or 17.9 Acres

  
Director,  
Town & Country Planning  
Haryana  
Jeevan Rat