

Regd.

(LC-III, See Rule 10)

To

Signature Global Homes Pvt. Ltd. &
Sternal Builder Pvt. Ltd.,
1309, 13th Floor, Dr. Gopal Das Bhawan,
28 Barakhamba Road, Cannaught Place,
New Delhi-110001.

Memo No. LC-3856-B-Asstt(AK)/2019/ 21444 Dated: 06-09-2019

Subject: Letter of Intent - Grant of licence to set up Affordable Plotted Colony (DDJAY-2016) on an additional area measuring 4.2625 acres in the revenue estate of village Dhunela, Tehsil-Sohna, Sector-36, Sohna, Distt. Gurugram- Signature Global Homes Pvt. Ltd.

Please refer to your application dated 22.03.2019 on the above cited subject.

2. 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 Affordable Residential Plotted Colony (under Deen Dayal Jan Awas Yojna-2016) over an additional area measuring 4.2625 acres in the revenue estate of village Dhunela, Sector- 36, Sohna, District Gurugram has been examined and it is proposed to grant 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 for the amount calculated as under:-

INTERNAL DEVELOPMENT WORKS:

	Area	Rate per acre	Amount	25% bank guarantee required	Bank Guarantee to be demanded
	(in acres)	(in Lac)	(in Lac)	(in Lac)	(in lacs)
Plotted component	4.092	20.00	81.84	22.59125	22.59125 (Valid for five years)
Commercial component	0.1705	50.00	8.525		
		Total	90.365		

* 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. The 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. **25,29,766/-** (Rupees Twenty Five Lacs Twenty Nine Thousand Seven Hundred Sixty Six only) on account of license fee, Rs. **20,95,916/-** (Rupees Twenty Lacs Ninety Five Thousand Nine Hundred Sixteen only) on account of conversion charges in favour of Director, Town & country Planning, Haryana, Chandigarh through online on e-payment portal of the Department.
7. To deposit an amount of Rs. **335.45576 lacs** on account of External Development Charges in favour of Director, Town & country Planning, Haryana, Chandigarh through online on e-payment portal of the Department. You have option to either make payment of complete amount of EDC in compliance of LOI before grant of licence or 25% of same in compliance of LOI and balance 75% in Six half yearly installments 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.
8. To furnish an undertaking on non-judicial stamp paper of Rs. 10/- to the following effect:-
 - (i) That you will pay the Infrastructure Development Charges amounting to Rs. **52,39,790/-** (Rs. Fifty Two Lacs Thirty Nine Thousand Seven Hundred Ninety Only) @ Rs.375/- per sq. mtr for the plotted area and Rs. 750/- for commercial component, in two equal installments. First Instalment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
 - (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 Haryana Urban Development Authority 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) The 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 workout 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 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.
- (vii) That 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.
- (viii) 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 or any other agency and provisions of EDC facilities may take long time and you shall not claim any damages against the Department for loss occurred if any.
- (ix) 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.
- (x) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (xi) 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.
- (xii) That you shall use only LED fitting for internal lighting as well as campus lighting.
- (xiii) 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.
- (xiv) 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 non 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.

- (xv) That you shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
 - (xvi) 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.
 - (xvii) That 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.
 - (xviii) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
 - (xix) That you will 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.
 - (xx) 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 plot holders for meeting the cost of Internal Development Works in the colony.
 - (xxi) That no further sale has taken place after submitting application for grant of licence.
 - (xxii) That you shall not give any advertisement for sale of plots/ commercial area before the approval of layout plan.
 - (xxiii) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
 - (xxiv) That you shall abide by the terms and conditions of the policy notified on 01.04.2016.
 - (xxv) 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. That you shall submit the NOC from District Forest Officer Gurugram regarding applicability of any Forest Law/notifications.
10. That certificate from DRO/Deputy Commissioner, Gurugram will be submitted certifying that the applied land is still under ownership of applicant company.

11. That you shall earmark 50% saleable area in the layout plan, to be issued alongwith the license alongwith revenue detail, which is to be freezed as per clause 5(i) of the policy dated 01.04.2016. The area so freezed shall be allowed to sell only after completion of all Internal Development Works in the colony.
12. That you will intimate your official Email ID and the correspondence on this email ID by the Department will be treated as receipt of such correspondence.
13. That you shall clear the outstanding dues pending against various licences granted in the state.
14. That you shall give public notice in three leading news papers of English and Hindi (2+1) published in district, with in period of 15 days from the issuance of this approval, one of which should be local news paper, stating that the company has not created any third party rights on the applied land measuring 4.2625 acres and the applicant company intends to revise the approved layout plan if general public/allottee of the licensed area measuring 6.29375 acres (if any has any objection to the above stated revision, the same may be submitted in the office of District Town Planner, Gurugram within period of 15 days from the date of issue of public notice. Simultaneously, You shall also inform about the proposed revision in the originally approved layout plan of the complete colony. A copy of the earlier approved layout plan and proposed layout plan due to carving out of colony be made available on the website of the company, at the office of developer/colonizer as well as in the office of District Town Planner, Gurugram. You shall submit the report clearly indicating the objection, if any, received by you from allottee and action taken thereof alongwith an undertaking to the effect that the rights of the existing allottee (if any) have not been infringed in the office of District Town Planner, Gurugram after expiry of 15 days time of public notice.
15. 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-3856-B-Asstt(AK)/2019/

Dated:

A copy is forwarded to the following alongwith copy of land schedule for information and necessary action.

1. Chief Administrator HUDA, 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.


(Rajesh Kaushik)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh


Detail of land owned by Sternal Buildcon Pvt. Ltd.

Village	Rect No	Killa No	Total Area (K-M)
Dhunela	21	19/2	3-7
		23/1	4-0
		22/2	6-2
		23/2	4-0
	24	3/3	0-15
		2	<u>7-18</u>
			26-2

Detail of land owned by Signature Global Homes Pvt. Ltd.

24	3/1/1	0-10
	3/1/2	1-19
	3/2/1	1-5
	3/2/2	3-6
	4/1	<u>1-0</u>
		8-0
G Total		34-2

Or 4.2625 Acres


Director,
Town & Country Planning
Haryana