

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: tcpharyana6@gmail.com

Regd.

(LC-III, See Rule 10)

To

Smt. Monika Raizada W/o Naveen Raizada,
In collaboration with Navi Estates LLP
15, Jain Mandir Compound,
Connaught Place, New Delhi-01.

Memo No. LC-3519-PA(SN) 2017/31287 Dated: 06/12/2017

Subject:- Letter of Intent for grant of license for setting up of Commercial Colony measuring 2.625 acres in the revenue estate of village Dhunela, Sector 34, Sohna, District Gurugram.

Please refer to your application dated 04.01.2016 on the above cited subject.

Your request for the grant of license under the 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 **COMMERCIAL COLONY** over an area measuring 2.625 acres in the revenue estate of Dhunela, Sector-34, Sohna, District Gurugram has been examined/considered by the Department and it is proposed to grant license to you. 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.

2. To furnish the bank guarantee on account of Internal Development Charges & External Development Charges for the amount calculated as under:-

INTERNAL DEVELOPMENT WORKS (IDW):-

Area under Commercial Component	2.625 acres
@ Rs. 50.00 Lac per acre	
2.625 X 50 Lac	= Rs. 131.25 Lacs
Total Cost of development	= Rs. 131.25 Lacs
25% BG, which is required	= Rs. 32.8125 Lacs
Bank guarantee required	= Rs. 32.8125 lacs
	(validity for five years)

EXTERNAL DEVELOPMENT CHARGES (EDC):-

i)	Total Commercial Area	= 2.625 acres
ii)	Interim rate for EDC	= Rs. 437.517 Lac/acre
	Amount	= Rs. 1148.48 Lacs
iii)	25% bank guarantee required	= Rs. 287.121 Lacs (valid for 5 years)

3. 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.

4. To deposit an amount of Rs. 4,13,43,750/- (Rupees Four Crores Thirteen Lacs Forty Three Thousand Seven Hundred Fifty only) on account of balance licence fee and Rs. 1,56,16,361/- (Rupees One Crore Fifty Six Lacs Sixteen Thousand Three Hundred Sixty One only) on account of conversion charges to be deposited online at the website i.e. www.tcpharyana.gov.in.

5. To furnish an undertaking to the following effect:-


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

- i. That you will pay the Infrastructure Development Charges amounting to Rs. 1,39,43,180/- @ Rs.750/- per sq. mtr for the commercial area (175 FAR), in two equal installments. First Installment 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 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 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 you shall construct at your own cost, or get constructed by any other institution or individual at its costs, the community buildings on the lands set apart for this purpose, within four years from grant of license extendable by the Director for another period of two years, for the reasons to be recorded in writing failing which 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 any institution including a local authority, for the said purposes, on such terms & conditions, as it may deem fit.
- vii. That you shall integrate the services with Haryana Urban Development Authority services as and when made available.
- viii. 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.
- ix. 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 applicant firm 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.
- x. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- xi. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority.
- xii. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

- xiii. That you shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
 - xiv. That you shall use only LED fitting for internal lighting as well as campus lighting.
 - xv. 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.
 - xvi. 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 applicant firm have to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
 - xvii. 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.
 - xviii. That you shall not give any advertisement for sale of commercial area before the approval of layout plan / building plans of the same.
 - xix. 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.
 - xx. 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.
 - xxi. That 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.
 - xxii. 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.
 - xxiii. That no further sale of the licence applied land has taken place after submitting application for grant of licence.
 - xxiv. That no pre-launch/sale of commercial site will be undertaken before approval of the building plans.
 - xxv. That you shall not give any marketing and selling rights to any other company other than collaborator company without the prior approval of the competent authority.
6. 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.
7. You shall submit a certificate from the Deputy Commissioner, Gurugram/ District Revenue Authority stating that there is no further sale of the land applied for license till date and applicant company is the owner of the land.

8. You shall intimate your official Email ID and the correspondence made to this email ID by the Department shall be treated legal.
9. You shall submit an affidavit that there is no collaboration agreement enforced with any other person for the same land.
10. The above demanded fee and charges are subject to audit and reconciliation of accounts.

DA/schedule of land.



(T.L. Satyaprakash, I.A.S)
Director, Town & Country Planning
Haryana, Chandigarh

Endst. LC-3519-PA(SN) 2017/

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.


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

Detail of land owned by Monika Raizada W/o Naveen Raizada

Village	Rect No	Killa No	Area (K-M)
Dhunela	5	11/1/1	3-12
		11/2/1	3-8
		12/1/1	2-10
	6	13/1	0-10
		14/1	4-0
		15/1/1	2-15
		15/2/1	4-5
		Total	21-0
			OR 2.625 Acres

Director
Town & Country Planning
Haryana

(Signature)