

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh

Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com

website:-http://tcpharyana.gov.in

Regd.

(LC-III, See Rule 10)

To

Signature Global Developers Pvt. Ltd.,
Regd. Off: 1308, 13th Floor,
Gopal Das Bhawan, 28 Barakhamba Road,
New Delhi- 110001.

Memo No. LC-4242 & LC-4245-Asstt.(RK)-2020/20531 Dated: 23-11-2020

Subject: Letter of Intent for grant of licence for setting up of an Affordable Residential Plotted Colony (under policy of Deen Dayal Jan Awas Yojna-2016) on an area measuring 20.589 acres in the revenue estate of village Gadauli Kala, Sector 37 D, Tehsil & Distt. Gurugram.

Please refer to your application dated 12.12.2019 & 24.07.2020 on the matter as 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 framed thereunder for the development of a Affordable Residential Plotted Colony (under policy of Deen Dayal Jan Awas Yojna-2016) on an area measuring 20.589 acres in the revenue estate of village Gadauli Kala, Sector 37 D, Tehsil & Distt. Gurugram has been examined/considered by the Department under the policy dated 01.04.2016 and it is proposed to grant license to you. However, before grant of licence, you are called upon to fulfil 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 guarantees on account of Internal Development Works and the External Development Charges for the amount calculated as under:-

INTERNAL DEVELOPMENT WORKS:

- Residential component = 19.7655 acres x 20 lac = Rs. 3,95,31,000/-
- Commercial component = 0.8235 acres x 50 lac = Rs. 41,17,500/-
- Total amount of IDW = Rs. 4,36,48,500/-, against which 25% BG amounting to Rs. 1,09,12,125/- is required to be deposited or to mortgage 15% of saleable area

EXTERNAL DEVELOPMENT CHARGES

- Plotted component = 19.7655 x 104.096 = Rs. 2057.5095 lacs
- Commercial = 0.8235 x 416.385 = Rs. 342.8931 lacs
- Total = Rs. 2400.4026 lacs,
- An amount to be deposited = Rs. 600.10065 lacs,
- 25% BG Required = 450.075488 lacs

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3. 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. 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.
4. To execute two agreements i.e. LC-IV & LC-IV-A Bilateral Agreement on Non-Judicial Stamp Paper of 10/-. Specimen copies of the said agreements are enclosed herewith for necessary action. Further, following additional clauses shall be added in LC-IV agreement as per Government instruction dated 14.08.2020.
 - I. *That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.*
 - II. *That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.*
 - III. *That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.*
 - IV. *The implementation of such mechanism shall, however, have no bearing on EDC instalment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC instalments that are due for payment that paid as per the prescribed schedule.*
5. That you shall deposit an amount of Rs. 3,25,64,538/- (Rupees Three Crore Twenty Five Lacs Sixty Four Thousand Five Hundred Thirty Eight Only) on account of license fee to be deposited online at website i.e. www.tcpharyana.gov.in.
6. That you shall deposit an amount of Rs. 1,68,37,783/- (Rupees One Crore Sixty Eight Lacs Thirty Seven Thousand Seven Hundred Eighty Three Only) on account of conversion charges to be deposited online at website i.e. www.tcpharyana.gov.in.

7. To deposit an amount of Rs. 2400.4026 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 instalments 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. Further, as per policy dated 05.12.2018, 25% is to be recovered before grant of license i.e. Rs. 600.10065 lacs alongwith Bank Guarantee of Rs. 450.075 (valid at least for five years) i.e. equal to 25% of balance amount of Rs. 1800.30195 lacs against EDC.
8. To furnish the Bank Guarantee of Rs. 1,09,12,125/- on account of Internal Development works to be deposited online at website i.e. www.tcpharyana.gov.in. 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.
9. 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. 4,49,94,547/- 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 applicant company 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 applicant company shall integrate the services with Haryana Shehri Vikas Pradhikaran Development Authority services as and when made available.
 - iv. That applicant company 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 applicant company 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


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infrastructure at sector level and accordingly make provisions. The said area will be earmarked on the layout plan to be approved alongwith the license.

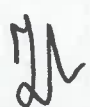
- vi. That Applicant Company understands that the development/ construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- vii. That Applicant Company 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 applicant company 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 Shehri Vikas Pradhikaran Authority.
- ix. That Applicant Company 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 applicant company shall use only LED fitting for internal lighting as well as campus lighting.
- xiii. That applicant company 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. applicant company 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 applicant company 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 applicant company 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 Applicant Company 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 applicant company 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 applicant company 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 per centum 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 applicant company 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 applicant company shall abide by the terms and conditions of the policy notified on 01.04.2016.
- xxv. That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Controlled Board or any other Authority Administering the said Act.
- xxvi. 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.
- 10. That you shall clear the outstanding dues of EDC on account of license no. 4 of 2017, 39 & 40 of 2019 before grant of license.
- 11. That the applicant company shall submit the NOC from District Forest Officer Gurugram regarding applicability of any Forest Law/notifications.
- 12. That certificate from DRO/Deputy Commissioner, Gurugram will be submitted certifying that the applied land is still under ownership of Applicant Company.

13. That applicant company 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.
14. To submit an affidavit duly attested by 1st 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 license/change of land use under the provision of the Punjab Schedule Road and Controlled Areas Restrictions of Unregulated Development Act, 1963.
15. You shall submit indemnity bond indemnifying DTCP from any loss, if occurs due to submission of undertaking submitted in respect of non-creation of third party rights on the applied land.
16. You shall intimate your official Email ID and the correspondence on this email ID by the Deptt. will be treated receipt of such correspondence.
17. That you shall submit the addendum agreement amending clause no. 18 & 21 of collaboration agreement (registered vide deed no. 10747 & 10666) and 18 & 22 of collaboration agreement (registered vide deed no. 10668) to make the said clauses irrevocable by way of registered supplementary/ addendum agreement. You shall also submit the missing (pages 12 to 14) of agreement registered vide deed no.10668 dated 09.12.2018.
18. 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.
19. The above demanded fee and charges are subject to audit and reconciliation of accounts.

DA/schedule of land.



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

Endst. LC-4242+4245-Asstt.(RK) 2020/

Dated:

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

1. Deputy Commissioner, Gurugram
2. Senior Town Planner, Gurugram.
3. District Revenue Officer, Gurugram
4. District Town Planner, Gurugram
5. Project Manage (IT) of this Directorate.


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

Detail of land owned by Lalwani Brothers Buildcon LLP.

Village	Khasra No	Area (B-B-B)
Gadauli-Kalan	148min	1-12-18
	149/1min	1-4-1
	150min	0-8-11
	151	1-10-0
	152min	0-19-1
	155	1-15-0
	331/3/1	2-7-12
	331/3/3	1-14-8
	333/3	2-16-0
	336	1-7-0
	337	1-10-0
	338/1	2-2-5
	342	1-17-0
	343	3-4-0
	344/1	0-11-7
	347/1	1-15-17
	348/1	2-2-3
	346min	2-16-13

Detail of land owned by Unistay Hospitality Pvt.Ltd.

Village	Khasra No	Area (B-B-B)
Gadauli-Kalan	331/3/2min	1-5-1
Total		32-18-17

Or 20.5890 acres


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Town & Country Planning
Haryana

