

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18 A, Madhya Marg,
Chandigarh, web site: tcpharyana.gov.in
Phone: 0172-2549349; E-mail: tcpharyana7@gmail.com

Regd.

(LC-III, See Rule 10)

To

KN Infracon Pvt. Ltd.,
Penthouse, 18th Floor, Narayan Manjil,
23, Barakhamba Road, Connaught Place,
New Delhi- 110001.

Memo No. LC-4306/Asstt(AK)/2020/ 19970 Dated: 10-11-2020

Subject:- Letter of Intent- Grant of licence for setting up Affordable Group Housing over an area measuring 10.00 acres (9.5875 acres after migration from part of license no. 102 of 2010 dated 02.12.2010 granted for an area measuring 11.381 acres for setting up of group housing colony alongwith 0.4125 acres fresh applied) in the revenue estate of village Babupur, Sector- 106, Gurugram Manesar Urban Complex being developed by K.N. Infracon Pvt. Ltd.

Please refer to your application dated 15.06.2020 the above cited subject.

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 there under for the development of a Affordable Group Housing Colony on the land measuring 10.00 acres (9.5875 acres after migration from part of license no. 102 of 2010 dated 02.12.2010 granted for an area measuring 11.381 acres for setting up of group housing colony alongwith 0.4125 acres fresh applied) in the revenue estate of village Babupur, Sector- 106, Gurugram Manesar Urban Complex, has been examined/considered by the Department under the policy issued vide memo no PF-27/48921 dated 19.08.2013 and it is proposed to grant license to you. However, before grant of licence, you are 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 guarantees on account of Internal Development Charges and the External Development Charges for the amount calculated as under:-

INTERNAL DEVELOPMENT WORKS (IDW)

i.	Tentative rates for AGH@ ₹ 50.00 Lac per acre	= Rs. 212.00 Lacs
ii.	Cost of Community Facilities	= Nil
iii.	Total cost of Internal Development Works	= Rs. 212.00 Lacs
iv.	25% B.G. on account of IDW	= Rs. 53.00 Lacs
		(Valid for five years)


EXTERNAL DEVELOPMENT CHARGES (EDC)

i.	EDC for area GH Component: 9.6 x 104.096 lac (equal to plotted)	= Rs. 999.321 Lacs
ii.	EDC for Comm. Component: 0.4 acres x 486.13444 Lacs	= Rs. 194.4532 Lacs
iii.	Total cost of EDC	= Rs. 1193.77 Lacs
iv.	BG required equivalent to 25% of total EDC	= Rs. 146.57 Lacs
		(Valid for five years)


Director
Town & Country Planning
Haryana, Chandigarh

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 installment 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 installments that are due for payment that paid as per the prescribed schedule..*
5. That you shall deposit an amount of Rs. 21,73,480/- (Rupees Twenty One Lacs Seventy Three Thousand Four Hundred Eighty only) on account of conversion charges to be deposited online at website i.e. www.tcpharyana.gov.in.
6. To furnish the Bank Guarantee of ₹ 53.00 lacs and ₹ 146.57 lacs on account of Internal Development works and External Development Charges in favour of Director, Town & Country Planning, Haryana payable at Chandigarh.
7. To furnish an undertaking on non judicial stamp paper of Rs. 10/-:-
- i) 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.


- 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 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.
- iv) 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.
- v) 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.
- vi) That the building plans of the Affordable Group Housing Colony shall be submitted within three months of the date of grant of licence and no construction/development shall be undertaken before approval of building plans.
- vii) 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.
- 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


Director
Town & Country Planning
Haryana, Chandigarh

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 power 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 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.
- 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 layout plan / 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 abide by the terms and conditions as per affordable housing policy-2013 notified on 19.08.2013.
8. 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.
9. That you shall submit the NOC from the Divisional Forest Officer regarding applicability any forest law/ notification on the applied site.
10. That you shall submit an 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.
11. 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
12. That you shall demolish the unauthorized construction of 600 sq ft existing at site before grant of licence.
13. That you shall give public notice in three leading newspapers of English and Hindi (2+1) published in the District, within a period of 15 days from the issuance of this approval, one of which should be local newspaper, stating that the company under the migration policy dated 18.02.2016 of Town and Country Planning Department has proposed to migrate part Licence no. 102 of 2010 granted for setting up of Group Housing colony for taking licence of Affordable Group Housing Colony and company has not created any third party rights on the applied land under migration policy on an area measuring 9.5875 acres. If allottee of the licenced colony (under Licence No. 102 of 2010) has any objection to the above stated migration, the same may be submitted in the office of District Town Planner, Gurugram within 30 days from the date of issue of public notice. You shall submit 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 allottees (if any) have not been infringed in the office of District Town Planner, Gurugram after expiry of 30 days time of public notice.
14. That you shall intimate their official Email ID and the correspondence on this email ID by the Deptt. will be treated receipt of such correspondence.
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.


Director
Town & Country Planning
Haryana, Chandigarh

16. 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-4306/Asstt(AK)/2020/

Dated:

A copy is forwarded to the following alongwith copy of land schedule 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. Nodal Officer (Website) O/o DTCP, Hr.



(S. K. Sehwat)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

Detail of land owned by K N Infracon Pvt. Ltd.

Village	Rect.No	Killa No	Area (K-M)	
Babupur	22	5	8-0	
		6/1/1	7-13	
		9/2	0-8	
		10	8-0	
		11/1	6-4	
		12	8-0	
		19/1/1	2-13	
		21/2	1-18	
		19/3/2	1-13	
		22	2-6	
		20/2/1	7-13	
		18/2	2-2	
		21/1	6-0	
		26	5 min	7-17
			6	6-7
25	1/1/1	3-6		
Total			80-0	

Or 10.0 Acres

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Haryana