

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

✓
Prime Infradevelopers Pvt. Ltd.
10th Floor, Tower-D, Global Business Park,
M.G. Road, Gurugram-122002.

Memo No. LC-3743 A+B/Asstt(AK)/2020/ 16251

Dated: 15-09-2020

Subject: - Letter of Intent- Grant of licence for setting up Affordable Group Housing Colony on an area measuring 6.46875 acres in the revenue estate of village Dhankot, Sector 99A, Gurugram- Prime Infradevelopers Pvt. Ltd.

Please refer to your application dated 09.03.2018 & 23.09.2019 on the 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 Group Housing Colony on the land measuring 6.46875 acres (5.7125+0.75625) in the revenue estate of village Dhankot, Sector-99A, Distt. 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. 323.4375 Lacs |
| ii. | Cost of Community Facilities | = Nil |
| iii. | Total cost of Internal Development Works | = Rs. 323.4375 Lacs |
| iv. | 25% B.G. on account of IDW | = Rs. 80.859375 Lacs |
| | | (Valid for five years) |

EXTERNAL DEVELOPMENT CHARGES (EDC)

- | | | |
|------|---|------------------------|
| i. | EDC for area GH Component:
6.21 x 104.096 lac (equal to plotted) | = Rs. 646.4362 Lacs |
| ii. | EDC for Comm. Component:
0.25875acre x 486.13444 Lacs | = Rs. 125.7873 Lacs |
| iii. | Total cost of EDC | = Rs. 772.2235 Lacs |
| iv. | BG required equivalent to 25% of total EDC | = Rs. 193.055875 Lacs |
| | | (Valid for five years) |

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. To deposit an amount of ₹ 55,10,162/- on account of conversion charges to be deposited online at website i.e. www.tcpoharyana.gov.in.
6. To furnish the bank guarantee of ₹ 80.859375 lacs and ₹ 193.055875 lacs on account of Internal Development works and External Development Charges to be deposited online at website i.e. www.tcpoharyana.gov.in.
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.

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- 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 officer 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 building plans.
 - xxi) That you shall pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/ 27CP 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 abide by the terms and conditions as per Affordable Group Housing Policy-2013 notified on 19.08.2013 and its subsequent amendments.
8. That 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.

- 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/ GMDA 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 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 Shehri Vikas Pradhikaran/ GMDA.
- xiii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

11. That you will submit an affidavit duly attested by 1st Class Magistrate, to the effect that applicants have not submitted any other application for grant of licence for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulations 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 licence/ permission under any other law for the time being in force.
12. 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.
13. 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-3743-A+B/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.


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

To be read with LOI Memo NO 16257 Dated 15-09- of 2020

Detail of land owned by Prime Infradevelopers Pvt.Ltd.

Village	Rect.No.	Killa No	Total Area
Dhankot	112	11	0-2.5
		12	0-2.5
		17/2	1-11
		18/2	7-18
		19	8-0
		20	8-0
		21	8-0
		22min	7-19
		23min	6-0
		24/1min	4-2
Total		51-15	
Or 6.46875 Acres			

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