

**Directorate of Town & Country Planning, Haryana**

SCO 71-75, Sector 17C, Chandigarh

Phone:0172-2549349; e-mail:tcphry@gmail.com

http://tcpharyana.gov.in

**LC-III**

**(See Rule 10)**

To

HL Promoters Pvt. Ltd.  
B-44, Vishrantika Society,  
Plot No. 5A, Sector 3, Dwarka  
New Delhi-75.

Memo No. LC-3101B-PA(B)-2014/

19104

Dated:

19/8/14

Subject:- **Letter of intent for grant of license for setting up of residential group housing colony over an additional area measuring 5.278 acres falling in revenue estate of village Nuna Majra, Sector 37, Bahadurgarh.**

Reference: Your application dated 22.07.2014 on above cited subject.

2. Your request for grant of license under section 3 of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed thereunder for the development of a group housing colony over an additional area measuring 5.278 acres falling in revenue estate of village Nuna Majra, Sector 37, Bahadurgarh 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 issue of this notice, failing which the grant of license shall be refused.

3. To furnish 25% bank guarantee on account of Internal Development Works and External Development Works for the amount calculated as under, which should be concurrent to the license period and should have minimum three months claim period:-

**Internal Development Works:**

	Area	Rate Per acre	Amount	25% guarantee required	bank
	(in acres)	(in Lac)	(in Lac)	(in Lac)	
<b>Group housing component</b>	5.278	50	263.9		
<b>Community site</b>	--	--	44.70		
	Total		308.6	77.15	

**External Development Works:**

	Area	Rate Per acre	Amount	25% guarantee required	bank
	(in acres)	(in Lac)	(in Lac)	(in Lac)	
<b>Group Component Housing</b>	5.2516	338.47	1777.51		
<b>Commercial component</b>	0.264	290.19	7.66		
	Total		1785.17	446.30	

*Shankar*  
Director General  
Town & Country Planning,  
Haryana, Chandigarh

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 and increase in the number of facilities in Layout Plan, you would be required to furnish an additional bank guarantee within 30 days on demand.

4. To execute two agreements i.e. LC-IV and Bilateral Agreement LC-IV-A on Non-Judicial Stamp Paper of Rs. 10/-. Copies of the specimen of said agreements are enclosed herewith for necessary action.
5. To deposit an amount of Rs. 30,08,130/- (Rupees thirty lac eight thousand one hundred thirty only) on account of balance license/scrutiny fee and Rs. 17,64,365/- (Rupees seventeen lac sixty four thousand three hundred sixty five only) on account of conversion charges be sent through Bank Draft in favour of the Director General, Town & Country Planning, Haryana payable at Chandigarh.

(Note: The above demanded fee & charges are subject to audit and reconciliation of accounts).


6. To furnish an undertaking on non-judicial stamp paper of Rs. 10/- to the following effect:-
  - (i) That you shall deposit the Infrastructural Development Charges @ Rs. 320/- per sqm for group housing component and Rs. 500/- per sqm for commercial component, calculated for the permissible covered area on all floors for both the components, in two equal installments; first within 60 days from issuance of license and second within six months through Bank Draft in favour of the Director General, Town & Country Planning, Haryana payable at Chandigarh. Any default in this regard will attract interest @ 18% per annum 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 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 construct at its own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centers and other community buildings on the land set apart for this purpose, within a period of four years from date of 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 Govt. after such specified period, free of cost, in which case the Govt. 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 and conditions, as it may deem fit.
  - (v) That you shall pay proportionate cost of construction of such percentage of sites of such school, hospital, community centre and other community buildings and at such rates as specified by the Director.
  - (vi) 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.

- (vii) That area coming under the restricted belt/green belt/sector road which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards covered area is being granted, shall be transferred to the Govt. free of cost.
- (viii) That you shall take permanent access from service road proposed along the development plan road or internal circulation road of the sector.
- (ix) That you shall integrate the services with Haryana Urban Development Authority services as and when made available.
- (x) 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.
- (xi) That we understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and we 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.
- (xii) 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.
- (xiii) 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.
- (xiv) 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.
- (xv) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (xvi) 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.
- (xvii) That you shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.
- (xviii) 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.
- (xix) 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 floor/space holders for meeting the cost of Internal Development Works in the colony.



- (xx) That no pre-launch/sale of flat/space will be undertaken before approval of the building plans.
- (xxi) That you will abide for paying 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 construct and allot EWS category flats as per departmental policy dated 08.07.2013 and as amended from time to time.
- (xxiii) That pace of construction should be atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- (xxiv) That no construction shall be raised on the land falling within ROW of 132 KV HT line passing through the site.
- (xxv) That you shall give details of calculations per square meter/per square feet which is being demanded from the buyers, if the rates of plots/flats do not include IDC/EDC and are to be charged separately as per the rates fixed by the Government from the buyers.
7. That you shall complete the demarcation at site within 7 days from date of issuance of this letter and will submit the demarcation plan in office District Town Planner, Jhajjar under intimation to this office.
8. That you shall pay EDC outstanding against the parent license no. 60 of 2014 before grant of license.
9. That you shall submit permission from competent authority for construction of culvert over the 11 ft watercourse (s) passing through the site and also submit an undertaking ensuring the proper arrangements for safety and security of the residents of the colony in consultation with Irrigation Department.
10. That you will intimate your official Email ID and the correspondence on this email ID by the Deptt. will be treated receipt of such correspondence.


  
(Anurag Rastogi)  
Director General,  
Town & Country Planning  
Haryana Chandigarh

Endst. No LC-3101B-PA(B)-2014/

Dated:

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


1. Deputy Commissioner, Jhajjar.
2. Senior Town Planner, Rohtak.
3. District Revenue Officer, Jhajjar.
4. District Town Planner, Jhajjar.

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

To be read with LOI Memo No. 19104 Dated 19/8/14

1. Detail of land owned by H L Promoters Pvt. Ltd. District Jhajjar.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Nuna Majra	67	13	8-0
		14	8-0
		15	7-12
		16/1	1-9
		17/1	0-4
		17/2	7-3
		18	7-11½
		11/1	2-5
Total			42-4½ Or 5.278 Acres

  
Director General  
Town and Country Planning  
Haryana, Chandigarh  
*Secretary*