

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

HLT Residency Pvt. Ltd.  
SAS Realtech LLP  
In collaboration with HL Promoters Pvt. Ltd.  
B-44, Vishrantika Apartments  
Plot No. 5A, Sector 3, Dwarka  
New Delhi-75.

Memo No. LC-3101-PA(B)-2014/13356 Dated: 20/6/14.

Subject:- **Letter of intent for grant of license for setting up of residential group housing colony over an area measuring 16.43125 acres falling in revenue estate of village Nuna Majra, Sector 37, Bahadurgarh.**

Reference: Your application dated 18.11.2013 on above cited subject.

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 area measuring 16.43125 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)	
Group housing component	16.43125	50	821.56		
Community site i.e. Nursery School	--	--	89.40		
Total			910.96	227.74	

**External Development Works:**

	Area	Rate Per acre	Amount	25% guarantee required	bank
	(in acres)	(in Lac)	(in Lac)	(in Lac)	
Group Component Housing	16.3491	338.47	5533.68		
Commercial component	0.0822	290.19	23.85		
Total			5557.53	1389.39	

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 on Non-Judicial Stamp Paper of Rs. 10/-, Copies of the specimen of said agreements are enclosed herewith for necessary action.
5. To furnish an undertaking that the portion of the road which shall form part of the licensed area, will be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
6. To deposit an amount of Rs. 95,02,700/- (Rupees Ninety Five Lac, Two thousand Seven Hundred only) on account of balance scrutiny and license fee be sent through Bank Draft in favour of the Director General, Town & Country Planning, Haryana payable at Chandigarh.
7. To deposit an amount of Rs. 54,92,785/- (Rupees Fifty Four Lac Ninety Two Thousand Seven Hundred and Eighty 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.
8. That in principle approval of Govt. to increase the rates of license fee stands received and in accordance with revised rates, an additional license fee amounting Rs. 33,72,570/- is required to be deposited. Therefore, you are hereby requested to deposit the said additional amount or submit an undertaking to the effect that same shall be deposited within 30 days from issuance of demand letter in this regard by the Department.
9. To furnish an undertaking that you shall deposit the Infrastructural Development Charges @ Rs. 320/- per sqm for group housing component and Rs. 500/- per sqm for commercial component 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. In failure of which, an interest @ 18% per annum for delay period shall be paid. The said charges will be applicable on the permitted covered area on all floors.
10. To furnish an undertaking that you shall construct portion of service road, internal circulation roads, forming the part of site area at their own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) of the Haryana Development and Regulation of Urban Areas Act, 1975.
11. To submit an undertaking that you shall take permanent access from proposed service road along the development plan road.
12. To furnish an undertaking that you shall integrate the services with HUDA services as and when made available.
13. To submit an undertaking 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 change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
14. To furnish an undertaking to the following effect:
  - a. That I understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and



- b. That I 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.
15. That you shall complete the demarcation at site within 7 days and submit the demarcation plan in office of District Town Planner, Jhajjar within 15 days of issuance of this memo.
16. That you will submit a certificate from the Deputy Commissioner/DRO stating that there is no further sale of the land applied for license till date and applicants are owner of the land.
17. To furnish an undertaking that you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by MOEF, GOI before execution of development works at site.
18. To furnish an undertaking 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 HUDA.
19. To furnish an undertaking that you shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
20. To furnish an undertaking that the rain water harvesting system shall be providing as per central ground water Authority Norms/Haryana Govt. notification as applicable.
21. To furnish an undertaking that the provision of solar water heating system shall be as per by HAREDA and shall be made operational where applicable before applying for an Occupation Certificate.
22. To furnish an undertaking that the colonizer/owner shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.
23. To furnish an undertaking 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.
24. To furnish a fresh agreement in continuation of the collaboration agreement submitted earlier with HL Promoters Pvt. Ltd. mentioning that:-
- a) HL Promoters Pvt. Ltd. shall be responsible for compliance of all terms and conditions of license/provisions of Act 8 of 1975 and Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DGTCP, Haryana, whichever is earlier.
- b) The said agreement shall be irrevocable and no modification/alteration etc. in the terms and conditions of the said agreement can be undertaken, except after obtaining prior approval of DGTCP, Haryana.
25. To submit an undertaking for compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the plot holders for meeting the cost of Internal Development Works in the colony.
26. To submit an affidavit that this land has not been sold to any person after entering into collaboration agreement with the colonizer to whom LOI is being issued and also that presently there is no collaboration agreement enforced with any other person for the same land.
27. That you will give details of calculations per square meter/per square feet which is being demanded from the buyers, if the rates of plots do not include IDC/EDC and are to be charged separately as per the rates fixed by the Government from the buyers.

28. To submit an undertaking 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.
29. To furnish an undertaking 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.
30. To furnish an undertaking that no flat will be sold before approval of the building plans.
31. To furnish an undertaking that you shall not raise any construction within ROW of 132 KV HT line passing through the site.
32. To furnish an undertaking that you shall construct the community buildings and EWS flats as per the policy of the Department and also comply with the terms and conditions for allotment of the same as per modifications being done by the Department in this policy.
33. To furnish an undertaking that you shall construct a boundary wall towards the Western side of the colony to ensure safety and security of the residents in view of the fact that Noonamajra Minor is flowing almost adjacent to the boundary of the applied site.
34. That you will intimate your official Email ID and the correspondence to this ID by the Deptt. will be treated legal.
35. The above demanded fee and charges are subject to audit and reconciliation of accounts.

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

Endst. No LC-3101-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. 13386 dated 20/6/14

1. Detail of land owned by HLT Residency 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	6	7-12
		7/1	4-2
	68	10/1	0-12
		10/2	5-9
		10/3	1-7
	67	7/2	3-18
		8	8-0
		9	8-0
		10	7-18
	66	6/1	2-9
	45	21	7-8
	46	25/2	2-18
	68	1	7-8
	Total		67-1

2. Detail of land owned by SAS Realtech LLP, District Jhajjar.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Nuna Majra	67	1/2	3-14
		2	7-11
		3	7-11
		4	7-11
		5/2	7-2
	46	26	0-12
		12/4/2	0-14
		18	8-0
		19/1	2-7
		22	6-12
		23	8-0
		25/1	4-14
	Total		64-8

**Grand Total 131-9 or 16.43125 Acres**

  
**Director General**  
 Town and Country Planning  
 Haryana, Chandigarh  
*Tejinder Pal Singh*