

Directorate of Town & Country Planning, Haryana
SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

Regd.

LC-III
(See Rule 10)

To

Vallabham Buildcon Pvt. Ltd.
Lion Infradevelopers LLP,
Vibhor Home Developers Pvt. Ltd.
C/o Lion Infradevelopers LLP.
Plot No. 10, 3rd Floor, Local Shopping Complex,
B-1, Vasant kunj, New Delhi-110079,
Email: dinesh-sh@hotmail.com

Memo No. LC-3804-JE(SJ)-2019/ 1727 Dated: 21-01-2019

Subject: Letter of Intent: Grant of licence to set up Affordable Plotted colony under Deen Dayal Jan Awas Yojna-2016 on an area measuring 12.41875 acres in the revenue estate of village Sohna, Sector-35 Sohna, Distt. Gurugram- Vallabham Buildcon Pvt. Ltd. and Vibhor Home Developers Pvt. Ltd. in collaboration with Lion Infra Developers LLP.

Please refer your application dated 03.10.2018 on the matter cited as subject above.

2. 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 Affordable Residential Plotted Colony (under Deen Dayal Jan Awas Yojna-2016) over an area measuring 12.41875 acres in the revenue estate of village Sohna, Sector-35 Sohna, Distt. Gurugram has been examined and it is proposed to grant license for setting up of aforesaid colony. 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 letter, failing which request for grant of license shall be refused.

3. To furnish bank guarantees on account of Internal Development Works for the amount calculated as under:-

INTERNAL DEVELOPMENT WORKS:

	Area	Rate per acre	Amount	25% bank guarantee required	Bank Guarantee to be demanded
	(in acres)	(in Lac)	(in Lac)	(in Lac)	(in lacs)
Plotted component	11.922	20.00	238.44	65.82	65.82
Commercial component	0.49675	50.00	24.8375		(valid for five years)
		Total	263.2775		

**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 and mortgage deed in this regard shall be executed as per the directions of the department.*

4. 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, you would be required to furnish an additional bank guarantee within 30 days on

demand (in case, 15% saleable area is mortgaged against the BG of IDW, then this clause will not be applicable).

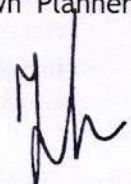
5. To execute two agreements i.e. LC-IV & LC-IV-B on Non-Judicial Stamp Paper of Rs. 10/- . Copies of the specimen of said agreements are enclosed herewith for necessary action.
6. To deposit an amount of Rs. **1,15,38,550/-** (Rupees One crore fifteen lacs thirty eight thousand five hundred fifty only) on account of balance license fee, Rs. **76,17,207/-** (Rupees seventy six lacs seventeen thousand two hundred seven only) on account of conversion charges in favour of Director, Town & country Planning, Haryana, Chandigarh through online on e-payment portal of the Department.
7. To deposit an amount of Rs. **9,77,35,000/-** (Rupees Nine crore seventy seven lacs thirty five thousand only) 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 installments 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.
8. 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. **1,52,66,075/-** @ Rs.375/- per sq. mtr for the plotted area and Rs. 750/- for commercial component, in two equal instalments. First Instalment 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 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 integrate the services with Haryana Urban Development Authority services as and when made available.
 - (iv) 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.
 - (v) That you 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 workout the requirement of community 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 you understand 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 you 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 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 or any other agency and provisions of EDC facilities may take long time and you shall not claim any damages against the Department for loss occurred if any.

- (ix) 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.
- (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 you shall use only LED fitting for internal lighting as well as campus lighting.
- (xiii) 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.
- (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 you 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 you 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 you 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 you 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 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 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 you 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 you shall abide by the terms and conditions of the policy notified on 01.04.2016.
- (xxv) 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.
8. That you shall submit the NOC from Divisional Forest Officer Gurugram regarding applicability of any Forest Law/notifications.
9. That certificate from DRO/Deputy Commissioner, Gurugram will be submitted certifying that the applied land is still under ownership of applicant company.
10. That you 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.
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 Regulation 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 submit the necessary permission from the competent authority for taking access from Sohna -Gurugram road.
13. To 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.
14. That you will intimate your official Email ID and the correspondence on this email ID by the Deptt. will be treated as receipt of such correspondence.
15. That you shall complete the demarcation at site within 7 days from date of issuance of LOI and will submit the demarcation plan in office District Town Planner, Gurugram under intimation to this office.

DA/schedule of land, Layout plan.


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

Endst. No LC-3804-JE(SJ)-2019/

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. Nodal Officer (website).


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

1727 21-01-
To be read with LOI No.....dated.....of 2018

1. Detail of land owned by Vallabham Buildcon Pvt. Ltd;

Village	Rect No	Killa No	Area (K-M)
Sohna	12	6	8-0
		15	8-0
		16	8-0
		17	8-0
		24	8-0
		25	8-0
	13	20	8-0
		Total	56-0

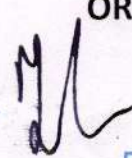
2. Detail of land owned by Lion Infradevelopers L.L.P

27	1	8-0
	2	8-0
	7/2	2-13
	8/1	5-16
	9/1	2-18
28	5/2	2-4
13	21	8-0
	Total	37-11

3. Detail of land owned by Vibhor Home Developers Pvt. Ltd.

28	5/1	5-16
----	-----	------

**Grand Total 99K-7M
OR 12.41875 Acres**


Director,
Town & Country Planning
Haryana


1932
 1932
 1932

Detail of items owned by various persons

Item No.	Value	Item No.	Value
1	1.00	11	1.00
2	1.00	12	1.00
3	1.00	13	1.00
4	1.00	14	1.00
5	1.00	15	1.00
6	1.00	16	1.00
7	1.00	17	1.00
8	1.00	18	1.00
9	1.00	19	1.00
10	1.00	20	1.00
Total		20	

Detail of items owned by various persons

Item No.	Value	Item No.	Value
1	1.00	11	1.00
2	1.00	12	1.00
3	1.00	13	1.00
4	1.00	14	1.00
5	1.00	15	1.00
6	1.00	16	1.00
7	1.00	17	1.00
8	1.00	18	1.00
9	1.00	19	1.00
10	1.00	20	1.00
Total		20	

Detail of items owned by various persons

Item No.	Value	Item No.	Value
1	1.00	11	1.00
2	1.00	12	1.00
3	1.00	13	1.00
4	1.00	14	1.00
5	1.00	15	1.00
6	1.00	16	1.00
7	1.00	17	1.00
8	1.00	18	1.00
9	1.00	19	1.00
10	1.00	20	1.00
Total		20	

1932
 1932
 1932