

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh

Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com

website:-http://tcpharyana.gov.in

Regd.

LC-III
(See Rule 10)

To

Sh. Jagdish S/o Laxminarayan, SH. Rajesh S/o Sh Jai Singh,
Sh. Narender Singh S/o Sh. Har Gian Singh,
Gurugram Land & Flat developer
Riseonic Realty Pvt. Ltd.,
308, Time Centre, Sector-54,
Gurugram-122001.

Memo No. LC-4486-JE (VA)/ 2021/ 27891

Dated: 29-10-2021

Subject:- Letter of Intent to grant of licence for setting up of Affordable Group Housing Colony on the land measuring 6.15 acres in the revenue estate of village Badshahpur, Sector-70, District Gurugram - Riseonic Realty Pvt. Ltd.

Please refer to your application dated 25.03.2021 on the matter as subject cited above.

Your request for 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 an Affordable Group Housing Colony on the land measuring 6.15 acres in the revenue estate of village Badshahpur, Sector-70, District Gurugram has been examined/considered by the Department under the policy issued vide memo no PF-27/48921 dated 19.08.2013, further amendment vide memo no. PF-27/2017/8/26/2017-2 TCP dated 10.10.2017 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 guarantee on account of Internal Development Charges for the amount calculated as under:-

A. INTERNAL DEVELOPMENT WORKS (IDW)

i)	Total Area	= 6.15 acres
ii)	Interim rate for development	= ₹ 50.00 Lac per acre
iii)	Total cost of development	= ₹ 307.5 Lac
iv)	Cost of community facilities	= Nil
v)	Grand Total (iii + iv)	= ₹ 307.5 Lac
vi)	25% bank guarantee required	= ₹ 76.875 Lac

B. EXTERNAL DEVELOPMENT CHARGES (EDC)

i)	Total Area under Group Housing	= 5.658 acres
ii)	Interim rate for EDC (equal to Plotted)	= ₹ 104.0975 Lac per acre
iii)	Total cost for GH Component	= ₹ 588.983655 Lac
iv)	Area under commercial component	= 0.492 acre
v)	Interim rate of EDC	= ₹ 486.1344 Lac per acre
vi)	Total cost of Comm. Component	= ₹ 239.178125 Lac
	Grand Total (iii + vi)	= ₹ 828.16178 Lac
vii)	25% bank guarantee required	= ₹ 207.040445 Lacs

Director
Town & Country Planning
Haryana, Chandigarh

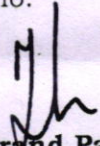
3. It is made clear that the Bank Guarantee of Internal Development Works has been worked out on the interim rates and you have to submit the additional Bank Guarantee if any, required at the time of approval of Service Plan/Estimate according to the approved layout plan. With an increase in the cost 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. That you shall execute two agreements i.e. LC-IV & LC-IV-A Bilateral Agreement on Non-Judicial Stamp Paper of ₹ 10/-. Two copies of specimen of the said agreement are enclosed herewith for necessary action.
 - 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 instalment 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 instalments that are due for payment that paid as per the prescribed schedule.*
5. To deposit an amount of ₹ 65,44,824/- on account of conversion charges to be deposited online at website i.e. www.tcpharyana.gov.in.
6. To furnish the bank guarantee of ₹ 76.875 lacs and ₹ 207.040445 lacs on account of Internal Development works and External Development Charges to be deposited online at website i.e. www.tcpharyana.gov.in.
7. To furnish an undertaking on non-judicial stamp paper of ₹ 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 having minimum density of 750 PPA 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 five 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 Shahari 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 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 submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
- xxii. 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.
- xxiii. 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.
- xxiv. 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.
- xxv. That you shall abide by the terms and conditions as per Affordable Housing Policy-2013 notified on 19.08.2013.

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 are the owner of the land.
9. 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.
10. That you will submit an undertaking from the land owning company 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.
11. That you alongwith land owners are required to submit affidavit that clause no. 15(f) and 19 which are part of collaboration agreement dated 04.12.2020 and joint development agreement dated 07.01.2021 and 01.01.2021 may be read as deleted & above agreement shall remains irrevocable and no modification or change shall be made by the parties without prior permission of W/DTCP.
12. That you will submit an undertaking from the individual land owning companies/land owners 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.
13. That you shall submit the copy of Memorandum and Article of Association and board resolution of authorized signatory of Gurugram Land & Flats Developers who has signed the collaboration agreement.
14. That you shall the submit the copy of board resolution/ authorization letter on the behalf of Gautam and Gautam Associates and Indsao Infratech for providing the technical supports to you.
15. 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.
16. That you shall 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

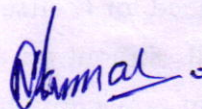
Dated:

Endst. LC-4486-JE (VA)/2021/

A copy is forwarded to the following alongwith copy of land schedule for information and necessary action.

1. Chief Administrator HSVP, Sector-6, Panchkula.
2. Additional Director, Urban Estates, Sector-6, Panchkula.

3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram, with the direction to verify demarcation at the site.
5. Nodal Officer (Website) O/o DTCP, Haryana.



(Narender Kumar)
District Town Planner (HQ)
For Director, Town & Country Planning,
Haryana, Chandigarh

27891 29-10-

To be read with LOI Memo No.....Datedof 2021

Detail of land owned by Jagdish S/o Laxminarayan

Village	Rect. No	Killa No	Area (K-M)
Badshapur	58	13	8-0
		8/2	4-0
		18	8-0
		Total	20-0

Detail of land owned by Rajesh S/o Jai Singh

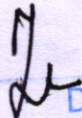
Village	Rect. No	Killa No	Area (K-M)
Badshapur	58	3/2	7-8
		7	8-0
		8/1	4-0
		Total	19-8

Detail of land owned by Narendar Singh S/o Har Gian Singh

Village	Rect. No	Killa No	Area (K-M)
Badshapur	58	14/1	0-4
		17/2	0-4
		23/1	1-12
		Total	2-0

Detail of land owned by Gurugram Land & Flat Developers

Village	Rect. No	Killa No	Area (K-M)
Badshapur	58	14/2	7-16
		Total	49K-4M Or 6.15 acres ✓


Director,
Town & Country Planning
Haryana
Jeevan Preeti