

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349

Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

Regd.

LC-III
(See Rule 10)

To

Sh. Surjeet Arora S/o Sh. Bishamber Arora,
Sh. Anoop Arora S/o Sh. Ajit Arora,
In collaboration with N.S. Buildtech Pvt. Ltd.,
E-14, Anand Niketan,
New Delhi-110021

Memo No. LC-4696-JE (MK) 2022/ 10275

Dated: 15-04-2022

Subject: - Letter of Intent for grant of licence for setting up of Affordable Plotted Colony (DDJAY-2016) over an area measuring 9.9583 acres in the revenue estate of village Sohna, Sector-2, Sohna, District Gurugram.

Please refer your application dated 13.12.2021 on the subject cited above.

2. Your request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975, and Rules framed there under for development of affordable residential plotted colony under DDJAY-2016 over an area measuring 9.9583 acres situated in the revenue estate of village Sohna, Sector-2, Sohna Gurugram has been considered and it is proposed to grant license for setting up of aforesaid plotted 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 Rule, 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 guarantee amounting Rs.52.77875 lac against the total cost of Internal Development Works amounting Rs. 211.115 lac.

or

To mortgage 15% saleable area against submission of above said BG and in case, said option is opted, then the area to be mortgaged may be indicated on the layout plan to be issued alongwith the license alongwith the revenue details thereof. The mortgage deed in this regard shall be executed as per the directions of the Department.

*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).

4. To deposit an amount of Rs.77,08,650/- (Rupees Seventy Seven Lacs Eight Thousand Six Hundred Fifty only) on account of balance licence fee before grant of licence.
5. To deposit an amount of Rs.48,96,511/- (Rupees Forty Eight Lacs Ninety Six Thousand Five Hundred Eleven only) on account of Conversion charges before grant of licence.

Dir. T.C.P.
Town & Country Planning
Haryana, Chandigarh
[Signature]

6. To deposit an amount of Rs.195.9205 lacs before licence and the balance amount shall be deposited in 6 half yearly installments with interest upto date alongwith BG of Rs. 146.941 lacs i.e. equal to 25% of balance outstanding dues of Rs. 587.7615 lacs against EDC.
7. To execute agreements on prescribed proforma LC-IV & LC-IV-B on Non-Judicial Stamp Paper of Rs. 100/- each.
 - a. 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.
 - b. 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.
 - c. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
 - d. 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 instalments that are due for payment that paid as per the prescribed schedule.
8. To furnish an undertaking on non-judicial stamp paper of Rs. 100/- to the following effect:-
 - a) That you will pay the Infrastructure Development charges amounting to Rs. 1,22,41,429/- @ Rs.375/- per sq m for the plotted area and Rs.750/- for the commercial component in two equal installments. First installment will be due within 60 days of grant of licence and second installment within 6 months of grant of licence failing which 18% per annum interest will be liable for the delayed period.
 - a) That the area falling within alignment of sector dividing road and green belt, if any, which forms part of licensed area shall be transferred free of cost to the Govt.
 - b) 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 same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - c) 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.
 - d) That you shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.

- e) 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.
- f) That you shall 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 work out 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.
- g) That you understand 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.
- h) 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.
- i) That you shall make his own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Urban Development Authority or any other execution agency.
- j) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- k) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- l) That you shall use only LED fitting for internal lighting as well as campus lighting.
- m) 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.
- n) 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 not 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. You shall also provide detail of calculation of EDC per Sqm/per sft. to the Allottees while raising such demand from the plot owners.
- o) 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

- p) 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.
- q) 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.
- r) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- s) 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.
- t) 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 70% of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- u) That no further sale has taken place after submitting application for grant of license.
- v) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- w) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- x) That the revenue rasta, if any, passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
- y) That you shall abide by the terms and conditions of policy dated 08.02.2016(DDJAY) and other direction given by the Director time to time to execute the project.
- z) 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.
- aa) That the licensee shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- bb) That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution) Act 1981 and Water (Prevention and Control of Pollution) Act 1974. In case of any violation of the provisions of said statutes, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.
- cc) That you shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant in letter and spirit.

dd) That you shall maintain the ROW of 11 KV HT Line passes through the site.

9. That you shall submit the layout plan, earmark 50% saleable area in the layout plan, to be issued alongwith the license including 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.
10. That you shall submit the ownership verification report from DC Panipat before issuance of licence.

Note:- You shall intimate the official Email ID and the correspondence on this email ID by the Deptt. will be treated receipt of such correspondence.

DA/Land schedule.

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

Endst. No. LC-4696-JE (MK)-2022/

Dated: *22/04/2022*

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

1. The Deputy Commissioner, Gurugram.
2. District Revenue Officer, Gurugram.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Project Manager (IT) with the request to update the status on website.

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

To be read with LOI Memo No. 10275-1504- dated of 2022

Detail of land owned by Surjit Arora S/o Bishamber Arora
Anoop Arora S/o Ajit Arora

Village	Rect. No.	Killa No	Area (K-M-S)
Sohna	38	✓ 2min	0-18-6 (7-9)
		✓ 3min	6-8-2 (8-00)
		✓ 4min	6-8-2 (8-00)
		✓ 5min	6-8-2 (8-00)
		6/1	7-11-0
		✓ 7/1	7-11-0 ✓
		✓ 8/1	6-19-0 ✓
		✓ 15/2/1	1-11-0 ✓
		✓ 1/1min	2-11-3 ✓
		✓ 9/1	7-11-0 ✓
	39	✓ 10/1	7-11-0 ✓
		✓ 11/1	6-18-0 ✓
		✓ 12/1	6-18-0 ✓
		✓ 13/2min	4-8-6 (1-18)
		Total	79-13-3

Or 9.9583 acres

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Town & Country Planning

Tecum Arora