

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

LC-III

(See Rule 10)

To

Amargyan Development Pvt. Ltd, Snow White Buildcon Pvt. Ltd,
in collaboration with Emaar India Ltd,
Emaar Business Park, MG Road,
Sikanderpur, Sector-28, Gurugram-122002

Memo No. LC-4755-JE(VA)/2022/ 19299

Dated: 07-07-2022

Subject:- Grant of licence for setting up of Commercial Plotted Colony over an area measuring 4.55625 acres in the revenue estate of village Begumpur Khatola, Sector 75A, Gurugram- Issuance of LOL.

Please refer to your application dated 28.02.2022 on the above cited subject.

2. Your request for the grant of licence 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 Commercial Plotted Colony over an area measuring 4.55625 acres in the revenue estate of village Begumpur Khatola, Sector 75A, Gurugram Manesar Urban Complex has been examined/considered by the Department and it is proposed to grant licence 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 licence shall be refused.

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

A. INTERNAL DEVELOPMENT WORKS (IDW):

a. Total Area of the colony	= 4.55625 acres
b. Interim rate of IDW per acre	= ₹ 50* lac
c. Total cost of internal development works	= ₹ 227.813 lac
d. 25% bank guarantee required	= ₹ 56.95 lac

B. EXTERNAL DEVELOPMENT CHARGES (EDC):

a. Total Area under commercial component	= 4.55625 acres
b. Interim rate of EDC per acre	= ₹ 416.385** lac
c. Total amount of EDC	= ₹ 1897.1542 lac
d. 25% bank guarantee required	= ₹ 474.3 lac

Director
Town & Country Planning
Haryana, Chandigarh

*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.

***It is also made clear that rate of EDC have been calculated on the basis of EDC Indexation Mechanism Policy dated 11.02.2016, which stands approved by cabinet. If there will be any change and delay in the amendment in the Act/Rules w.r.t. the said rates, then differential amount from the original calculation will required to be deposited as per demand.*

4. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of Rs. 100/-. Further, following additional clauses shall be added in LC-IV agreement as per Government instruction dated 14.08.2020:-
 - 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. That you shall deposit an amount of Rs. 9,22,38,750/- on account of balance licence fees & an amount of Rs. 2,32,33,321/- on account of conversion charges in favour of Director, Town & Country Planning, Haryana through online portal.
(Note: The above demanded fee and charges are subject to audit and reconciliation of accounts).
6. To submit an undertaking on non-judicial stamp paper of Rs. 100/- to the effect that:-
 - a. That you will pay the Infrastructure Development Charges amounting to Rs. 2,76,58,716/- @ Rs. 1000/- per sq. mtr for the commercial area, in two equal installments. First Installment will be due within 60 days of grant of licence and second Installment within six months of grant of licence failing which 18% PA interest will be liable for the delayed period.
 - b. That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licenced 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.
 - 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 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.

- e. 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.
- f. That you shall integrate the services with Haryana Urban Development Authority services as and when made available.
- g. That you 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 Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
- h. 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.
- i. 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.
- j. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- k. That you shall use only LED fitting for internal lighting as well as campus lighting.
- l. 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 licence to enable provision of site in licenced land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- m. 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 seventy percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- n. 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 licence granted.
- o. That you shall not give any advertisement for sale of commercial area before the approval of layout plan of the same.
- p. 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.
- q. 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.
- r. That you shall specify the detail of calculations per sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.

- s. 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.
- t. 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.
7. 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 licence till date and applicant companies are still owner of the land.
8. That you shall obtain access permission from GMDA/HSVP for deriving access from 60 mtr. wide constructed sector dividing road through acquired 12 mtr. wide service road proposed along it before grant of licence.
9. That you shall submit amended layout plan as per prescribed norms before grant of licence.

Note:- That you shall intimate your official Email ID and the correspondence made to this email ID by the Department shall be treated receipt of such correspondence.
DA/Schedule of land.

(K. Makrand Pandurang, I.A.S)
Director,
Town & Country Planning,
Haryana, Chandigarh

Endst. LC-4755-JE(VA)-2022/

Dated:

A copy is forwarded to the following for information and necessary action.

1. Chief Administrator, HSVP, Sector-6, Panchkula.
2. Director, Urban Estates, Sector-6, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram with the request to send road circulation plan indicating the acquired alignment of sector dividing road from Sector-75 to 80 vis-a-vis alignment approved in road circulation plan. Further, the location of already granted licences in this stretch may also be indicated, so that final decision on the issue regarding change in alignment could be taken.

(P. R. V. E. N. K. M. A. R.)
District Town Planner (HQ)
For: Director, Town & Country Planning,
Haryana, Chandigarh

To be read with LOI Memo No 19299 date 07.07 of 2022

Detail of land owned by Amargyan Development Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Begampur Khatola	57	20/1/3	5-16

Detail of land owned by Snow White Buildcon Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Begampur Khatola	58	6/2min	3-1
		7/2min	0-9
		14min	2-10
		15min	2-16
		16min	5-19
		17	8-0
		24	2-11
		25	5-7
		Total	30-13
		Grand Total	36-9
		Or 4.55625 acres	


Director,
Town & Country Planning
Haryana
Teenu Pathani

