

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

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Regd.

LC-III

(See Rule 10)

To

Haryana Industries
In collaboration with GLS Infracon Pvt. Ltd.
707, 7th Floor, JMD Pacific Square,
Sector 15, Part-II, Gurugram.

Memo No. LC-3774-B/Asstt(MS)/2022/ 17727 Dated:

28-06-2022

Subject:-

Letter of Intent- Request for grant of licence for setting up of an Affordable Group Housing Colony on an additional area measuring 1.875 acres in the revenue estate of village Nawada Fatehpur, Sector-81, Gurugram (in addition to licence no. 34 of 2020 dated 31.10.2020) - Haryana Industries in collaboration with GLS Infracon Pvt. Ltd.

Please refer your application dated 02.03.2022 on subject cited matter.

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 Affordable Group Housing Colony over an area measuring 1.875 acres in the revenue estate of village Nawada Fatehpur, Sector-81, Gurugram (in addition to licence no. 34 of 2020 dated 31.10.2020) has been examined and it is proposed to grant aforesaid license. 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.

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

A. Internal Development Works:

i)	GH Area	= 1.8 acres
ii)	Interim rate for development	= Rs. 20.00 Lac per acre
iii)	GH cost	= Rs. 36 Lacs
iv)	Commercial Area	= 0.075 acre
v)	Interim rate for development	= Rs. 50.00 Lac per acre
vi)	Comm. Cost.	= Rs. 3.75 Lacs
vii)	Grand Total cost of development (iii +vi)	= Rs. 39.75 Lac
viii)	25% bank guarantee required	= Rs. 9.9375 Lacs ✓ (valid for 5 Years)

B. External Development Works:

i)	Total Area under Group Housing	= 1.8 acres
ii)	Interim rate for EDC (equal to Plotted)	= Rs. 104.096 Lac per acre
iii)	Total cost for GH Component	= Rs. 187.3728 Lac
iv)	Area under commercial component	= 0.075 acre
v)	Interim rate of EDC	= Rs. 486.13 Lac per acre
vi)	Total cost of Comm. Component	= Rs. 36.45975 Lac
vii)	Grand Total (iii + vi)	= Rs. 223.83255 Lac
viii)	25% BG required	= Rs. 55.9581375 lacs ✓ (valid for 5 years)

2. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of Rs. 10/-. Further, following additional clauses shall be added in the bilateral agreement as per Government instruction dated 14.08.2020:
 - i. That, the owner/developer shall integrate its bank account in which 70% allottee receipts are credited under Section-4(2)(l)(D) of the Real Estate Regulation and Development Act, 2016 with the on-line application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipts 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 receipts from each payment made by an allottee, which is received by the Department shall get automatically credited, on the date of receipt in Government treasury against EDC dues.
 - iii. 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 the 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 the EDC installments that are due for payment get paid as per prescribed schedule.
3. To deposit an amount of Rs. 15,97,149/- (Fifteen Lacs Ninety Seven Thousand One Hundred Forty Nine) on account of conversion charges to be deposited online at website i.e. www.tcpharyana.gov.in.
4. To furnish an undertaking on non judicial stamp paper of Rs. 10/-:-
 - i) That the Affordable Group Housing Colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - ii) 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.
 - iii) 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.

- iv) You shall construct portion of sector road, 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.
- v) 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.
- vi) 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.
- vii) You shall construct the community building at your own cost, or get constructed by any other institution or individual at its costs, the community building on the lands set apart for this purpose, as per provisions of section 3(3)(a)(iv) of Haryana Development and Regulation of Urban Areas Act, 1975.
- viii) You shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
- ix) 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) You has 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) 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) 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) You shall make provision of solar water heating system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- xv) You shall use only LED fitting for internal lighting as well as campus lighting.
- xvi) 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) 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) 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) You shall deposit thirty per centum of the amount release, from time to time, by applicant company, 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) 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) 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.
- xxii) 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.
- xxiii) 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.
- xxiv) You shall obtain clearance from competent authority that the land is not affected by section 4 & 5 of the PLPA, 1990 and other forest laws.
- xxv) You shall obey all the directions/restriction given by this department time to time in public interest.
- xxvi) You shall strictly comply with the directions issued vide notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy/ Conservation building codes.
- xxvii) You shall ensure the installation of solar photovoltaic power plant as per the provisions of order No. 22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- xxviii) You shall abide by the terms and conditions as per Affordable Housing Policy- 2013 notified on 19.08.2013 which has been further amended time to time.

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- xxix) 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.
- xxx) 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 of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
5. You shall submit the NOC from Divisional Forest Officer, Gurugram before grant of final permission.
 6. That certificate from DRO/Deputy Commissioner, Gurugram will be submitted certifying that the applied land is still under ownership of applicant company.
 7. You shall 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.
 8. To submit an affidavit that no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
 9. You shall undertake to indemnify State Govt. / Department for loss occurred or legal complication arising due to pending litigation and the land owning / developer company will be responsible for the same in respect of applied land.
 10. You shall 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.
 11. You shall submit an undertaking from the land owning companies/ 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.
 12. You shall demolish the unauthorised construction raised at site before grant of licence.
 13. You shall furnish addendum agreement in continuation of the collaboration agreement submitted by GLS Infracon Pvt. Ltd. to the effect that:-
 - a) GLS Infracon Pvt. Ltd. shall be responsible for compliance of all terms and conditions of licence/ 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 DTCP, Haryana whichever is earlier.

- b) The said agreement is still valid and 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 DTCP, Haryana.
14. You shall enhance the paid up capital to the tune of Rs. 4 Crore before grant of licence.
 15. You shall clear the outstanding dues pending against various licences granted in the State.
 16. You shall submit addendum collaboration agreement mentioned the clause of irrevocability as well as terms and condition of HDR Act, 1975 & Rules 1976.
 17. You shall intimate their official Email ID and the correspondence on this email ID by the Deptt. will be treated receipt of such correspondence.
 18. You shall complete the demarcation at site within 7 days from date of issuance of LOI and will submit the demarcation plan in office of District Town Planner, Gurugram under intimation to this office.

DA/land schedule.



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

Endst. No LC-3774-B/Asstt.(MS)/2022

Dated:

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

1. Deputy Commissioner, Gurugram.
2. Senior Town Planner, Gurugram.
3. District Revenue Officer, Gurugram.
4. District Town Planner, Gurugram.

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

To be read with LOI Memo No. 177 27 Dated 28/06/ of 2022

Detail of land owned by Haryana Industries

Village	Rect. No.	Killa No.	Area (K-M)
Nawada Fatehpur	29	16/1	3-4
		16/2/2	3-16
		25	8-0
		Total	15-0

OR 1.875 acres


Director,
Town & Country Planning
Haryana
Jasvir Singh