

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

Sh. Mukul Yadav S/o Sh. Tek Ram, Maharaja Build Estate Pvt. Ltd.
Sh. Shyam Sunder S/o Sh. Om Parkash, Sh. Tara Chand S/o Sh.
Duli Chand, United Trading Company.
in collaboration with Pareena Infrastructure Pvt. Ltd.,
C7A-2nd Floor, Omaxe City Centre Mall,
Sohna Road, Sector-49, Gurugram.

Memo No. LC-4504-JE (VA)/ 2021/ 33675 Dated:

31-12-2021

Subject:-

Request for grant of licence for setting up of Affordable Group Housing Colony on the land measuring 10.02847 acres after migration from licence no. 118 of 2014, granted for area measuring 10.2145 acres for setting up of Residential Group Housing Colony in the revenue estate of village Badshahpur, Sector-68, Gurugram.

Please refer to your application dated 05.04.2021 & 14.10.2021 on the matter as subject cited above.

2. Your request for the grant of license under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed there under for the development of Affordable Group Housing Colony on the land measuring 10.02847 acres after migration from licence no. 118 of 2014, granted for area measuring 10.2145 acres for setting up of Residential Group Housing Colony in the revenue estate of village Badshahpur, Sector-68, Gurugram has been considered 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.

3. 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	= 10.02847 acres
ii)	Interim rate for development	= ₹ 50.00* Lac per acre
iii)	Total cost of development	= ₹ 501.4235 Lac
iv	25% bank guarantee required	= ₹ 125.35588 Lac

B. EXTERNAL DEVELOPMENT CHARGES (EDC)

i.	Total Area under AGH	= 9.62737 acres
ii.	Interim rate for EDC	= ₹ 104.0975** Lac per acre
iii.	Total amount of EDC for AGH Component	= ₹ 1002.18515 Lac
iv.	Area under commercial component	= 0.4011 acre
v.	Interim rate of EDC	= ₹ 486.1344 Lac per acre
vi.	Total amount for Comm. Component	= ₹ 194.988508 Lac
	Grand Total (iii + vi)	= ₹ 1197.17366 Lac
vii.	Amount adjusted	= ₹ 954.2976 Lac
viii.	Balance EDC required	= ₹ 242.87606
ix.	25% bank guarantee required	= ₹ 60.719015 Lacs

*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 of Rs. 100/- each and also incorporate the following conditions in LC-IV-D:-
 - a. That you 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 installments that are due for payment that paid as per the prescribed schedule.
5. To deposit an amount of Rs. 19,06,400/-/- on account of conversion charges in favour of DTCP through online mode.
6. To furnish an undertaking on non-judicial stamp paper of ₹ 10/- to the following effect:-
 - 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 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.
- v. 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.
- vi. 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.
- vii. That you shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
- viii. 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.
- ix. 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.
- x. 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.
- xi. 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.
- xii. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiii. 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.
- xiv. That you shall use only LED fitting for internal lighting as well as campus lighting.
- xv. 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.

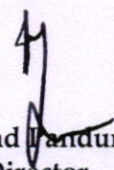
- xvi. That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- xvii. 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.
- xviii. That you shall deposit seventy 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.
- xix. 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.
- xx. 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.
- xxi. 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.
- xxii. 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.
- xxiii. That you shall abide by the terms and conditions as per Affordable Housing Policy-2013 notified on 19.08.2013 as amended from time to time.
- 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 license till date and applicant are the owner of the land.
- 8. To invite objections from general public/allottees in terms of Rule 17A (1) of Rules 1976 through an advertisement to be issued at least in three National newspapers widely circulated in District, of which one should be in Hindi language, within a period of 10 days from the issuance of this letter as per the procedure laid down in the directions dated 25.01.2021. The proof of inviting objections alongwith detail of the objections so received shall be submitted in office of STP/DTP, Gurugram for verification.
- 9. To submit the addendum Collaboration Agreement/General Power of Attorney mentioning inserting the irrevocability clause.
- 10. To submit non-encumbrance certificate issued by competent authority.
- 11. That you shall transfer land measuring 1K-9M-7S bearing khasra no. 153//20 min, 21/2 min, 156//1/1 min, 10/1 min, 13/1 min, falling within alignment of 30 m wide internal sector road (part of licence no. 118 of 2014 and subject matter of SLP pending

before Hon'ble Supreme Court of India) shall be transferred free of cost in favour of Department before grant of licence.

12. 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 letter.
13. To demolish the construction existing at site before grant of licence and submit verification report of the same through DTP, Gurugram.
14. That you shall transfer 20% of licenced land free of cost in favour of the Department for construction of community building in terms of clause 4 of policy dated 01.07.2013 before approval of the building plans.

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/Schedule of land.


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

Endst. LC-4504-JE (VA)/2021/

Dated:

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.
5. PM (IT) for updation on the Departmental website.

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

33675 31-12-

To be read with LOI Memo No.----- dated -----2021

1.Detail of land owned by Mukul Yadav S/oTek Ram 2236 share, Maharaja Build Estate Pvt. Ltd. 2135 share, Tara Chand S/o Dulli Chand 351 share, Pareena Infrastructure Pvt. Ltd. 921 share

Village	Rect. No.	Killa No.	Area (K-M)
Badshahpur	153	20min	7-12
		21/2	6-14
		22	8-0
	156	2/1	2-9
		Total	24-15

2.Detail of land owned by Pareena Infrastructure Pvt. Ltd. 921 share,Maharaja Build Estate Pvt. Ltd. 0592 share, Shyam Sunder S/o Om Parkash 1543 share,Mukul Yadav S/oTek Ram 2236 share & Tara Chand S/o Duli Chand 351 share

Badshahpur	153	11	6-2
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3.Detail of land owned by Maharaja Build Estate Pvt. Ltd. 909 share, Shyam Sunder S/o Om Parkash 786 share,Mukul Yadav S/oTek Ram 1185share

Badshahpur	153	12	8-0
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4.Detail of land owned by Maharaja Build Estate Pvt. Ltd.

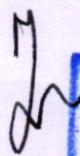
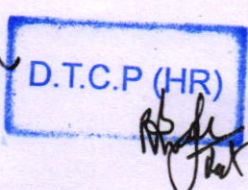
Badshahpur	156	9/2	4-13-0
		10/1	5-3-0
		13/1min	2-11-0
		Total	12-7-0

5.Detail of land owned by Maharaja Build Estate Pvt. Ltd. 1032/1557 share,Pareena Infrastructure Pvt. Ltd. 288/1557 share,Mukul Yadav S/o Tek Ram237/1557 share

Badshahpur	156	2/2	5-11
		9/1	3-2
		Total	8-13

6.Detail of land owned by United Trading Company

Badshahpur	156	11/2	4-7-0
		12/1min	6-1-5
		Total	10-8-5

7.Detail of land owned by Maharaja Build Estate Pvt. Ltd. 226/384 share,Mukul Yadav S/o Tek Ram 158/384 share

Village	Rect. No.	Killa No.	Area (K-M)
Badshahpur	153	19	8-0

8.Detail of land owned by Mukul Yadav S/o Tek Ram 5/16 share, Pareena Infrastructure Pvt. Ltd. 26/300 share,Maharaja Build Estate Pvt. Ltd. 323/600 share, Tara Chand S/o Duli Chand 1/16 share

Badshahpur	156	1/1	1-19
Grand Total			80-4-5

Or 10.02847 Acres ✓

Director,
Town & Country Planning
Haryana

[Signature]