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From

Regd.

The Estate Officer,  
HUDA Faridabad

To GHS-3/2FB4  
The President,  
Shree Banke Bihari Co-op GHS Ltd.  
R/o % P.F. Spring Field Colony Sector 31 & 32,  
Faridabad

20/11/06

Memo no. 32891

Dated 20-11-06

Subject:- Letter of intent for the allotment of land to Shree Banke Bihari Co-op GHS Ltd. Plot No 0003 Sector 002 at Faridabad for Group Housing.

1 It has been decided in principle to allot 2000 Sq.Mts. of land to Shree Banke Bihari Co-op GHS Ltd. in Sector 002 at Faridabad

2 The is only a letter of intent and the final allotment letter will be issued to the Society / Organization only after receipt of the following documents from you, which must be submitted within 60 days of the issue of this letter. -

- (i) Acceptance letter in form 'A'
- (ii) Demand draft of the value of Rs. 1080000/- (Ten lacs Eighty Thousand Only) in order to complete 25% of the tentative total cost of land, including Rs 720000/- already paid by your society/organization along with application. in favour of Estate Officer, HUDA Faridabad
- (iii) Agreement in Form 'C'

3 The terms and conditions of allotment shall be following:  
A) The cost of land shall be Rs. 3600/- per Sq Mts. (as per size of dwelling units applied for).

**B) MODE AND SCHUDLE OF PAYMENTS:**

(i) The applicant Society/Organisation shall, unless it refuses to accept this offer within 60 days from the date of issue of this letter of intent, deposit with the Estate Officer, HUDA Faridabad the amount mentioned in para 2 (ii) as the tentative cost price of land, computed according to the cost of land indicated at (A) above along with documents mentioned in para 2(i) & 2 (iii). In case of failure to deposit the said amount along with other documents within 60 days, the period can be extended for 60 more days on payment of interest @ 12% per annum chargeable from the date of issue of this letter. Further condonation of delay up to 30 days may be permitted by CA HUDA on payment of surcharge of 5% to 15% amount along with interest. If payment with interest and surcharge along with other documents are not deposited within the extended period, the letter of intent shall be cancelled and 10% of the amount already deposited, as earnest money will be forfeited by HUDA.

(ii) After the receipt of the above documents and 15% amount, the allotment would be confirmed and a final allotment letter in form 'D' will be issued to society / Organisation. The remaining 75% of the tentative cost of land may be paid as under: -

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either in lump sum without interest within 60 days from the date of issue of allotment letter in the form of Bank Draft payable to the Estate Officer, HUDA, Faridabad or

(ii) in 3 annual installments (10 annual installment in case of EWS, Societies) along with interest @ 5% P.A. on the balance amount chargeable where development works in the area of the sector have already been completed, and in where un-metalled roads, water supply and approved zoning plan are made available after one year moratorium.

(iii) This above price is tentative to the extent that any enhancement in the cost of land awarded by the Competent Authority under the Land Acquisition Act shall also be payable proportionately as determined by the Authority from time to time within 30 days of its demand.

(iv) If any Society / Organisation intends to construct mixed type of D.U.'s which includes D.U.'s of higher category falling in higher price slab then construction of 10% of higher category of flats shall be allowed at the nodal price applicable for the lower category. Beyond this limit, higher rate applicable for D.U.'s of higher category shall be applicable.

(v) The land/building shall continue to vest in the Authority until the entire consideration money together with interest and other amount if any, due to the Authority on account of the sale of such land or building or both is paid. The transferee i.e. Society / Organisation shall only have the right to accept the deposits in respect of membership fee and towards the construction of flats under self financing or any other scheme from its members but shall have no right to transfer by way of sale, gift, mortgage or otherwise the land / building or any part thereof or any right / title of interest there in till full price has been paid to the authority except with the prior permission of the Competent Authority. However, the permission to mortgage may be allowed after recovering the amount due on date of application to mortgage the flat / plot under GHS.

(vi) The Society / Organisation shall maintain a separate bank account of all the money received by it and expenditure incurred and the same can be inspected by HUDA at any time.

#### C) PROCEDURE FOR REFUND OF EARNEST MONEY.

a) After the draw of lots, the earnest money of unsuccessful Societies/Organisations shall be refunded without any deductions. Interest @ 5.5% per annum shall be payable after 6 months of closing date of scheme.

b) The Societies / Organizations successful in the draw of lots, intending to take refund, can apply to HUDA for refund of earnest money along with a copy of resolution passed by the Society / Organisation for the same, duly attested and verified by Registrar, Cooperative Societies / Registrar firms and Societies within 60 days of issuance of letter of Inten. The earnest money deposited by the Society / Organization shall be refunded without any interest. Refund shall also be allowed after the issue of final letter of Allotment on forfeiture of 10% of the cost of plot along with dues if any.

#### D) PERIOD OF CONSTRUCTION AND REBATE IN THE COST OF LAND:

The construction of the houses / flats shall have to be completed within 3 years of the date of the offer of possession i.e. the day on which un-metalled approach road, water supply to the site and approved zoning plan of the site is made available by the HUDA to the Societies / Organizations.

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However, if the Society / Organization completes the construction within 3 (Three) years of the date of possession as mentioned above, 10% rebate on price of land would be given and would be adjusted towards the future installments.

(b) If construction is not completed by Society / Organization within prescribed five years, period of construction can be extended for five more years by charging extension fee as per table below.

Extension Period to be allowed to Societies / Organizations	Prescribed Rates (in Rs. per Sq. Met)	
	High Potential Zone	Medium Potential Zone
1 <sup>st</sup> year	20.00	15.00
2 <sup>nd</sup> year	25.00	20.00
3 <sup>rd</sup> year	30.00	25.00
4 <sup>th</sup> year	35.00	30.00
5 <sup>th</sup> year	40.00	35.00

- High Potential zone includes Urban Estate Gurgaon, Faridabad, Ballabhgarh complex, Panchkula, Sonapat - Karnali & Panipat.
- Medium potential zone includes Urban Estate of Farwal & Feroze.
- The extension rates given in the above table are present rates and when a society / organization applies for extension, the extension rates and policy prevalent at that time would be applicable on the society / organization.

(i) After expiry of extended period of five years no extension for completion of project shall be allowed and concerned State Officer shall resume the plot allotted to the Society / Organization.

#### E. CHANGE IN MEMBERSHIP AND DWELLING UNIT SIZE.

(i) Addition / deletion / substitution in membership and change in the size of dwelling units shall only be allowed to the extent of 25% of the original membership / dwelling unit provided they fulfill the FAR and density norms. This change is permissible free of cost if a request is made within two years from the date of issue of final letter of allotment in offer of possession which ever is earlier. However, on the expiry of two years, the following charges shall be levied and no permission shall be granted after that time.

	Change in size of
• For the 1 <sup>st</sup> time	Rs. 10,000/-
• For the 2 <sup>nd</sup> time	Rs. 20,000/-
• For the 3 <sup>rd</sup> time	Rs. 30,000/-

Size of dwelling units (i.e. DU) in sq. mts.	Change in membership Amount to be charged for Change in membership
Up to 75	Rs. 5000/- Per member
76 - 200	Rs. 15000/- Per member
201 - 350	Rs. 20000/- Per member

The inclusion of names of spouse in a membership shall not be considered as change in membership but family transfer will be considered as change in membership and prescribed fees will be charged.

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F. The plot / building shall not be used for any purpose other than that for which it has been allotted in accordance with the plans approved by the Competent Authority. No obnoxious trade shall be carried out on in any land building.

G. The Authority will not be responsible for leveling the uneven site.

#### H. Norms for Development of Cooperative Group Housing Scheme.

1	Building Zone	As shown on zoning plan of site allotted to cooperative society / organization.
2	Set backs (Including Inter-se-distances)	As per zoning plan or the B.I.S. code as the case may be.
3	Boundary Wall / Gate	To standard design as specified in zoning plan.
4	Max permissible coverage on ground as well as subsequent floors	33.33% of the site on ground and subsequent floors or 35% of the site on Ground floor as well as 30% on subsequent floors.
5	Max FAR	175% of the site area
6	Density of Dwellings	20 to 60 DU/s as per acre (to be calculated @ 5 persons per dwelling units)
7	Population Density	100 to 300 persons per acre
8	Building area of general DUs (Super Area) Building Area of EWS service personal DUS (Super area)	76 sq mts To 350 sq mts. Upto 75 sq mts
9	Max height of buildings	Up to 40 mts or as per local conditions subject further to zoning and provisions of light, vent planes etc. as per BIS Code
10	Covered Parking	In addition to open parking provided, if any, the covered parking per dwelling unit shall be as follows: Up to 75 sq. mts. = 06 sq. mts. Above 76 sq. mts. = 35 sq. mts.
11	Open Parking	In addition to the above, open parking space equivalent to 10% of the total covered parking areas shall be provided for visitors.
12	Parking under stilts and basement	Area under stilts and basement shall not be counted towards FAR
13	Lifts and Stairs	Building more than 15 mts. High shall have provision of adequate number of lifts as per BIS Building Code. In addition to stairs. For continues running of lift system provision of power generator run on diesel / petrol or other such fuel shall be made. The height of the machine room of lift shall be sufficient to allow any portion of equipment to be accessible and removable for repair and replacement and shall be not less than 2.0 mts. from the floor or the platform of machine.
14	Rampe	Ramp shall be optional. If constructed in addition to the lifts and stair cases (As per NBC definitions) will knot be counted towards FAR subject to the condition that ground coverage shall not exceed 35% of the site.
15	Basement	A twin level basement is permitted within zoned. About 15%-zoned area may be reserved for: generator set for the captive power generation and electrical sub station. This basement area

		to be segregated from the main block of the building through a permanent wall. Part of the area can be used for basement parking purposes only. Entry to the basement shall be from inside of the building. Basement shall not be covered in F.A.R. and shall further be subjected to the restrictions stipulated in the norms.
17	Meeting Place	Provision of 'meeting place' may be allowed to the societies within prescribed F.A.R. and ground coverage not more than the size of one dwelling unit being constructed by the Society / Organisation.
18	Open Area / Club or Park	At least equal to 15% area of the site.
19	Boosting of drinking water for upper floors	The group Housing Society / Organisation shall be responsible for making special arrangement for boosting of water for their group housing buildings for drinking and fire fighting purposes. This shall include the construction of water storage tank at any level and on top of the building as per standard Public Health Norms to be approved by Executive Engineer, HUDA.
20	Provision of letter Boxes	Provision of letterboxes for each dwelling unit proposed in the scheme shall be made at ground floors at the entrance of their respective blocks.
21	Fire Safety	All buildings shall conform to the provision of part IV of the BIS (National Building) Code and shall be provided with adequate arrangement to overcome fire hazards to the satisfaction of concerned authorities.
22	Building Regulations	HUDA (Director of Buildings) Regulations, 1978 (as amended from time to time). In addition, the provisions of BIS (National Building) Code shall apply wherever HUDA (Director of Building) Regulations, 1978 and zoning claims are silent on any aspect.

1) Numbers / sizes of flats to be built on the land offered for allotment.

The society / Organisation as per request in its application for allotment of land under the scheme shall have to construct following dwelling units.

Size of DU	Upto 75	76 - 200	201 - 350 (in sq. mts.)
No. of DUs to be constructed		20	
Super areas of DUs (in sq. mts.)		175	

J) HUDA will provide only 11 KV line around the periphery of each group housing site and further provision for providing transformer of required capacity, 11 KV cable, metering equipment and other allied accessories will have to be made by each Group Housing Society / Organisation itself as per its load requirement within its premises at its own cost and as per the standards / specifications laid down by HSEB (HVPNI / HPGCL).

K) HUDA will provide water supply connection on the periphery of each Group Housing Site and further arrangements for the storage and boosting will have to be made by the Group Housing Society / Organisation itself as per its requirement at its own cost.

L) **Haryana Apartment Ownership Act** - The maintenance of common facilities shall be governed by the Haryana Apartment Ownership Act, 1984 and the Society / Organisation shall ensure that the flats / DUs are transferred to their members keeping in view the provisions of Haryana Apartment Ownership Act. The Society shall ensure that all the allottee / members


ment Overlay Act. The Society shall ensure that all the allottees / members are registered as per the Haryana Apartment Act at the time of getting possession of their flat. The registration under Section 3 (d) of the Act (1987) shall be formed before applying for occupation certificate.

M) All disputes and differences arising out of or in any way touching or concerning the allotment, whatsoever, shall be referred to the sole arbitration of the Chief Administrator or any other Officer appointed by him. The decision of such arbitrator shall be final and binding on the concerned parties.

N) Allotment will be made subject to decision of the CWP.

**Enclosures**

1. Acceptance Form 'A'
2. Agreement Form 'C'
3. Site Plan

  
Estate Officer,  
HUDA Faridabad


Dated

Encls No. E.O. HUDA (F)

A copy is forwarded to the following:

1. The Chief Administrator HUDA (Town Planning Wing) Panchkota along with a copy of the site plan for information and further necessary action.
2. The Administrator HUDA, Faridabad along with a copy of the site plan for information and necessary action.
3. The Superintending Engineer, HUDA, Faridabad along with a copy of the site plan. It is requested to ensure that the site offered to the society / organization is provided with means of approach and water supply for starting construction. The intimation to this effect be given to this office immediately upon the availability of these services at the site.
4. The District Town Planner Faridabad along with a copy of the part layout plan showing the site with the request that he may prepare and send demarcation plan and zoning plan of the area to Chief Town Planner, HUDA immediately for approval and signatures of Chief Administrator, HUDA.
5. The Dist. Firms and societies-cum-G.M. D.I.C. Faridabad.
6. Asstt. Registrar Co-op Societies, 16A Faridabad.

DA/As above

  
Estate Officer,  
HUDA, Faridabad

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