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Haryana Co-operative House Building Society Ltd.,  
In collaboration with M/s Om Developers,  
Through Its President Sh. Harsh S/o Sh. Kalu Ram ,  
R/o H. No. 586/1, Ward no. 19, Model Town, Rohtak.

Memo No. DULB/CTP/TP - RTK/2020/ 3434

Dated: 26.05.2020

Subject: Letter of Intent for approval of a Town Planning Scheme (Residential Plotted) over land measuring 4.843 acres falling in the revenue estate of Mauza Rohtak(Sector-36 A) Distt. Rohtak-Haryana Co-operative House Building Society Ltd., In collaboration with M/s Om Developers.

1. Your request for approval of a Town Planning Scheme under Section 267 of the Haryana Municipal Corporation Act, 1994 for approval of a Town Planning Scheme (Residential Plotted) over an area measuring 4.843 acres comprised in khasra nos. 7348, 7357 and 7371 of revenue estate of Mauza Rohtak (Sector-36A) and the limits of Municipal Corporation, Rohtak has been examined and it has been decided, in principle, to approve the above said Town Planning Scheme. You are, therefore, called upon to fulfil the following requirements/pre-requisites as per the provisions of the Haryana Municipal Corporation Act, 1994 and the approval accorded by the Government within a period of 60 days(except bank guarantees which are to be submitted within six months) from the date of issue of this letter, failing which request for approval of Town Planning Scheme shall be cancelled.

A. To deposit the following scrutiny fee, licence fee & conversion charges by you through bank draft drawn in favour of the Chief Administrator, Haryana Urban Infrastructural Development Board payable at Panchkula.

i. Scrutiny Fee:

a. Rs. 1,95,988/- calculated @ Rs. 10/- per sq. mtrs. for 19598.76 sq. mtrs.

ii. License Fee:

a. Rs. 29,05,813/- calculated @ Rs. 6.25 lacs. per acre for 4.6493 acres(Residential Component).

b. Rs. 18,40,150/- calculated @ Rs. 95.0 lacs. per acre for 0.1937 acres(Commercial Component).

Total = Rs. 47,45,963/-

iii. Conversion Charges:

a. Rs. 15,05,185/- calculated @ Rs. 80/- per sq. mtrs. for 18814.81 sq. mtrs. (Residential Component).

b. Rs. 5,48,766/- calculated @ Rs. 700/- per sq. mtrs. for 783.95 sq. mtrs. (Commercial Component).

Total = Rs. 20,53,951/-

iv. Infrastructure Development Charges:

To submit an undertaking that you shall pay the Infrastructure Development Charges as calculated below in two equal instalments first instalment shall be payable within sixty days of approval of Town Planning Scheme and second instalment within six months from the date of approval of Town Planning Scheme failing which 18% p.a interest will be charged.

a. Rs. 47,03,703/- calculated @ Rs. 250/- per sq. mtrs. for 18814.81 sq. mtrs. (residential component).

b. Rs. 3,91,975/- calculated @ Rs. 500/- per sq. mtrs. for 783.95 sq. mtrs. land (commercial component).

Total (a+b) = Rs. 50,95,678/-

**v. External Development Charges:**

- a. Rs. 2,90,38,598/- calculated @ Rs. 62.458 lacs. per acre for 4.6493 acres (Residential Component).
- b. Rs. 48,39,227/- calculated @ Rs. 249.831 lacs. per acre for 0.1937 acres (Commercial Component).

**Total = Rs. 3,38,77,825/-**

25% Bank Guarantee (valid for three years) required  
= Rs. 84,69,457/-

(You shall furnish an undertaking to the effect that the EDC amount shall be paid as per the schedule prescribed by Director, Urban Local Bodies Haryana, later on through final permission order).

**vi. Internal Development Works:**

- a. Residential @ Rs. 25.0 lacs per acre for 4.6493 acres  
= Rs. 1,16,23,250/-
- b. Commercial component @ Rs. 50 lacs per acre for 0.1937 acre  
= Rs. 9,68,500/-

**Total (a+b) = Rs. 1,25,91,750/-**

c. 25% bank guarantee valid for three years = Rs. 31,47,938/-

To furnish 25% bank guarantee by you on account of internal development works for the amount calculated as above 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).

**B. To execute two agreements on Non-judicial Stamp Paper of Rs. 100/- copies of the specimen of said agreements are enclosed herewith.**

**C. To furnish an undertaking on non-judicial stamp paper of Rs. 10/- to the following effect:-**

- i. You shall deposit the additional amount of scrutiny fee, license fee, conversion charges, IDC and EDC in lumpsum for upward variation of area, if any, at the time of demarcation within 30 days as and when demanded by the Director, Urban Local Bodies Haryana, Panchkula.
- ii. You shall transfer the land coming under roads, open spaces, parks, parking in the Town Planning Scheme free of cost to the Municipal Corporation, Rohtak after completing the internal services and obtaining completion certificate within three years of approval of Town Planning Scheme.
- iii. That you shall maintain and upkeep 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.
- iv. That you shall integrate the services with Haryana Shahri Vikas Pradhikaran or Municipal Corporation, Rohtak as and when made available.
- v. 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 Haryana Municipal Corporation Act, 1994.
- vi. That you understand that the development/construction cost of 24m/18m major internal roads is not included in the EDC rates and they shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24m/18m wide major internal roads as and when finalized and demanded by the Department.

- vii. 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.
- viii. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of Director, Urban Local Bodies Haryana and Executive Officer, Municipal Council, Sohna till these services are made available from External Infrastructure to be laid by Haryana Shahri Vikas Pradhikaran/ Municipal Corporation, Rohtak or any other agency and provisions of EDC facilities may take long time and you shall not claim any damages against the Department for loss occurred if any.
- ix. 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.
- x. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xi. That the provision of Solar Photo Voltaic Power Plant shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an completion certificate.
- xii. That you shall use only LED fitting for internal lighting as well as campus lighting.
- xiii. 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 approval of Town Planning Scheme to enable provision of site on this land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- xiv. 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 non 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.
- xv. 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 launched.
- xvi. That you shall arrange power connection from UHBVNL/DHBVNL for electrification of the scheme and shall install the electricity distribution infrastructure as per the peak load requirement of the scheme for which you 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 scheme.
- xvii. That you shall complete the project within three years (2 years extension may be permitted on payment of applicable fees) from date of approval of Town Planning Scheme as per clause 1(ii) of the policy notified on 01.04.2016.
- xviii. That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- xix. That you will 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.
- xx. That no further sale has taken place after submitting application for approval of Town Planning Scheme.
- xxi. That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- xxii. That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxiii. That you shall abide by the terms and conditions of the policy notified on 01.04.2016.
- xxiv. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed there under shall be followed by the applicant in letter and spirit.


- xxv. That the EWS category plots shall be transferred to the housing board Haryana as per the policy/instructions issued by Town & Country Planning Department.
- xxvi. That the revenue rasta, if any, passes through the site will not be encroached /blocked in any manner what so ever.
- xxvii. That the building activities on the scheme site shall be regulated under the provisions of Haryana Municipal Corporation Building Bye-laws and the zoning plan/standard designs to be approved by the Director of urban Local Bodies, Haryana. No construction on plots shall be raised without approval of building plans.
- xxviii. That you shall not give possession or get the sale deeds of the flats registered in favour of flat holders before getting the completion of internal services from DULB and before the transfer of land coming under roads, parks and other common areas in favour of Municipal Corporation, Rohtak through Hibbanama, gift deed.
- xxix. That you shall be liable to pay enhanced rate of EDC as and when determined and demanded. An undertaking be submitted in this regard.
- xxx. That you shall have no objection to the regularization of the boundaries of the TP Scheme through give and take with any other development authority.
- xxxi. That the provision of Solar Photovoltaic Power Plant shall be as per the norms specified by HAREDA and shall be made operational whenever applicable before applying for an occupation certificate.
- xxxii. That you will intimate your official Email ID and the correspondence on this email ID by the Department will be treated as receipt of such correspondence.
- xxxiii. That you will complete the demarcation at site within 7 days and will submit the demarcation plan in the office of Municipal Corporation, Rohtak within 15 days of issuance of this memo.

D. The NOC from District Forest Officer Rohtak regarding applicability of any forest Law/notifications.

E. To indemnify State Govt./Department for loss occurred or legal complication arising due to pending litigation, if any and the land owning/developer company will be responsible for the same in respect of applied land.

F. A certificate from DRO/Deputy Commissioner, Rohtak will be submitted certifying that the applied land is still under ownership of applicant company.

DA/schedule of land.


  
Director General,  
Urban Local Bodies,  
Haryana, Panchkula.

Endst. No. DULB/CTP/TP - RTK/2020/

Dated: 

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

- i. Commissioner, Municipal Corporation, Rohtak.
- ii. District Town Planner, Rohtak.

  
Chief Town Planner,  
for Director General, urban Local Bodies,  
Haryana, Panchkula.