

Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Madhya Marg, Sector 18A, Chandigarh.

Phone : 0172-2549349 Email: tcpharyana7@gmail.com

Website: <http://tcpharyana.gov.in>

LC-III

(See Rule 10)

To

Divya Buildcon Pvt. Ltd.
H-334, Ground Floor, New Rajinder Nagar,
New Delhi-110060.

Memo No. LC-4436-JE (VA)-2021/ 725

Dated: 07-01-2022

Subject:

Request for grant of licence for setting up of Commercial Plotted Colony on the land measuring 2.10625 acres, out of the total applied area measuring 2.17 acres in the revenue estate of village Nurpur Jharsa, Sector-69, District Gurugram.

Please refer to your application received on 04.01.2021 & 17.11.2021 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 setting up of Commercial Plotted Colony on the land measuring 2.10625 acres, out of the total applied area measuring 2.17 acres in the revenue estate of village Nurpur Jharsa, Sector-69, District Gurugram has been considered by the Department under the policy issued vide memo no PF-110/2019/8/13/2019-2TCP dated 10.07.2019 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):

- Area under commercial colony 2.10625 acres @ ₹ 50.00* Lac per acre
- 2.10625 X 50 Lac = ₹ 105.3125 Lacs
- 25% B.G. on account of IDW = ₹ 26.328125 Lacs

B. EXTERNAL DEVELOPMENT CHARGES (EDC):

- Total Area under commercial component = 2.10625 acres
- Interim rate for EDC = Rs. 416.385** Lac
- Total cost of development = Rs. 877.01091 Lacs
- 25% bank guarantee required = Rs. 219.25273 Lacs


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 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 ₹ 4,18,68,750/- on account of balance licence fees & ₹ 1,07,40,232/- on account of conversion charges in favour of Director through online mode.
6. To submit an undertaking on non-judicial stamp paper of Rs. 10/- to the effect that:-
 - a. That you will pay the Infrastructure Development Charges amounting ₹ 1,27,85,991/- @ Rs. 1000/- per sq. mtr for the commercial area, in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license 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 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.
 - c. That you shall maintain and upkeep of all roads, open spaces, if any 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, 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, if any 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 integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.

- 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 no pre-launch/sale of commercial site will be undertaken before approval of the layout plan.
- u. That 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) Act 1981 and Water (Prevention and Control of Pollution) Act 1974. In case of any violation of the provisions of said statutes, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.
7. That you shall submit a certificate from the Deputy Commissioner/District Revenue Authority stating that there is no further sale of the land applied for licence till date and applicant companies/individual are owners of the land.
8. That you shall enhance the paid up capital of the company upto ₹ 9 crores before grant of licence.
9. That you shall submit revised layout plan for an area measuring 2.10625 acres before grant of licence.

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, I.A.S)
Director,
Town & Country Planning,
Haryana, Chandigarh

Endst. LC-4436-JE (VA)-2021/

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.


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

- f. 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.
- g. 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.
- h. 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.
- 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 Shahari Vikas Pradhikaran.
- 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 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/ shops/plots for meeting the cost of Internal Development Works in the colony.
- m. That you shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee 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 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 license 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 plots 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 floor/space holders/ shops/plots owners on account of SIDC/EDC, if being charged separately as per rates fixed by Govt.

725 07-11-1
To be read with LOI memo no.....dated.....of 2021

Detail of land owned by Divya Buildcon Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
NurpurJharsa	1	7/3min South	3-0
		13	5-12
		14/1	6-0
		18/2/1min	2-5
		Total	16-17

Or 2.10625 acres


Director,
Town & Country Planning
Haryana 