

Directorate of Town & Country Planning, Haryana

SCO 71-75, Sector 17C, Chandigarh
Phone: 0172-2549349; e-mail:tcphry@gmail.com
http://tcpharyana.gov.in

**LC-III
(See Rule 10)**

To

Real Height Developers Pvt. Ltd.
DII/2, Sector IV, Eldeco Estate One,
Sector 40, Panipat.

Memo No. LC-3183-PA(SN)-2017/ 5236

Dated: 17-03-2017

Subject:- **Letter of intent for grant of license for setting up of affordable group housing colony over an area measuring 7.73437 acres in the revenue estate of village Shimla Molana, Sector 40, Panipat.**

Please refer your application dated 14.10.2014 and subsequent letter dated 25.08.2015 on the matter as subject cited above.

2. 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 an affordable group housing colony over an area measuring 7.73437 acres of village Shimla Molana, Sector 40, Panipat has been examined & considered by the Department and it is proposed to grant license to you. 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 letter, failing which the grant of license shall be refused.

3. To furnish bank guarantees on account of Internal Development Works and External Development Works for the amount calculated as under:-

Internal Development Works

Description	Area (in acre)	Rate Per acre (in Lac)	Amount (in Lac)	25% bank guarantee required (in Lac)
Group housing component	7.73437	50	386.72	96.98

External Development Works:

Description	Area (in acres)	Rate Per acre (in Lac)	Amount (in Lac)	25% bank guarantee required (in Lac)
Group Housing Component	7.42437	72.87	541.02	161.63
Commercial component	0.31	340.30	105.50	
		Total	646.52	

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 and increase in the number of facilities in Layout Plan, you would be required to furnish an additional bank guarantee within 30 days on demand.

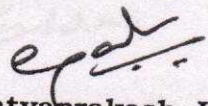
4. It is made clear that rate of EDC have been calculated on the basis of EDC Indexation Mechanism Policy dated 11.02.2016, which stands approved by cabinet. If there will be any change and delay in the amendment in the

[Handwritten signature]
T.C.P. (Hf.)

Act/Rules w.r.t. the said rates, then differential amount from the original calculation will required to be deposited as per demand.

5. To execute two agreements i.e. LC-IV & LC-IV-A on Non-Judicial Stamp Paper of Rs. 10/-. Copies of the specimen of said agreements are enclosed herewith for necessary action.
6. To deposit an amount of Rs. 52,92,653/- (Rupees Fifty Two Lac Ninety two thousand Six hundred Fifty Three only) on account of conversion charges through Bank Draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh.
7. To furnish an undertaking on non-judicial stamp paper of Rs. 10/- to the following effect:-
 - (i) 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 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.
 - (ii) 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. under Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - (iii) That you shall integrate the services with Haryana Urban Development Authority services as and when made available.
 - (iv) 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.
 - (v) That you understand 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.
 - (vi) 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.
 - (vii) 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.
 - (viii) 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.
 - (ix) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
 - (x) That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
 - (xi) That you shall use only LED fitting for internal lighting as well as campus lighting.

- (xii) 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.
- (xiii) 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 received from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- (xiv) That you shall furnish bank guarantee against 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.
- (xv) That you shall abide by the terms and conditions of the policy dated 19.08.2013.
- (xvi) That the building plans of the project will be submitted for approval within three months from grant of license.
- (xvii) 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.
- (xviii) That no further sale has taken place after submitting application for grant of license.
8. That 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, Panipat under intimation to this office.
9. That you shall submit a certificate from the Deputy Commissioner/DRO stating that there is no further sale of the land applied for license till date and applicant company is owner of the land.
10. That the existing 12 m wide internal road of the residential plotted colony, which is part of residential plotted colony being developed by Eldeco Infrastructure & Properties Ltd. and from which the applied land is accessible, will be widened upto 18 m as per undertaking submitted on 25.08.2015. Further, the said road will be constructed at site before grant of license.
11. That the you will intimate your official Email ID and the correspondence on this email ID by the Deptt. will be treated receipt of such correspondence.


(T.L. Satyaprakash, IAS)
 Director,
 Town & Country Planning
 Haryana Chandigarh

Endst. No LC-3183-PA(SN)-2017/

Dated:

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

1. Deputy Commissioner, Panipat.
2. Senior Town Planner, Rohtak.
3. District Revenue Officer, Panipat.
4. District Town Planner, Panipat.
5. Eldeco Infrastructure & Properties Ltd., 201-212, 2nd Floor, Splendor Forum, Jasola District Centre, New Delhi-25 with the request to get

revise the layout plan of the residential plotted colony bearing license No. 407-412 of 2006 & 36 of 2008 having area 121.12 acres after making provision of widening of existing 12 m wide road, approaching to above said applied land, upto 18 m as per undertaking submitted on 25.08.2015.

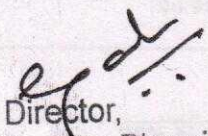
(Ravi Sihag)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

5236 To be read with LOI dated 17/03/2017 of 2017

1. Land owned by Real Height Developers Pvt. Ltd. Distt. Panipat

Village	Khasra No.	Area (B-B-B)
Shimla Molana	75	1-7-0
	76	3-9-0
	77	2-5-0
	81	3-0-0
	82	3-0-0
	83	3-0-0
	84	3-0-0
	87	3-0-0
	88	3-0-0
	90	3-0-0
	91/2	1-19-0
	92	3-0-0
	149	3-0-0
	150/1/1	1-2-10
	Total	37-2-10

OR 7.73437 acres


Director,
Town & Country Planning
Haryana
For/Attn/...