

Directorate of Town & Country Planning, Haryana

Plot No. 3, Nagar Yojna Bhawan, Sector 18 A, Madhya Marg, Chandigarh

Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com

website:-http://tcpharyana.gov.in

Regd.

LC-III
(See Rule 10)

To

Sh. Ram Kishan Rana, Sh. Kuljish Rana,
Sh. Partap Singh Ss/o Sh. Balbir Singh,
In collaboration with Aarize Realtech LLP,
MB-05, Prakash Deep Building 7,
Tolstoy Marg, Connaught Place,
New Delhi-110001.

Memo No. LC-5123-PA(VA)/2023/ 29620

Dated: 06/09/2023

Subject:- Letter of Intent for grant of licence for setting up of Commercial Colony over an area measuring 2.025 acres in the revenue estate of village Bajghera, Sector-114, District Gurugram.

Please refer to your applications dated 01.06.2023 & 01.08.2023 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 development of a Commercial Colony over an area measuring 2.025 acres in the revenue estate of village Bajghera, Sector-114, District Gurugram has been examined/considered by the Department and it is proposed to grant licence 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 licence 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):

- | | |
|--|------------------|
| a. Area under commercial colony 2.025 acres @ ₹ 50.00 Lac per acre | |
| b. 2.025 X 50 Lac | = ₹ 101.25 Lacs |
| c. 25% B.G. on account of IDW | = ₹ 25.3125 Lacs |

B. EXTERNAL DEVELOPMENT CHARGES (EDC):

- | | |
|--|----------------------|
| a. Total Area under commercial component | = 2.025 acres |
| b. Interim rate for EDC | = ₹ 486.130 Lac |
| c. Total cost of development | = ₹ 984.41325 Lacs |
| d. 25% bank guarantee required | = ₹ 246.1033125 Lacs |

4. 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. In the event of increase of rates of external

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development charges, you will have to pay the enhanced rates of external development charges as finally determined and as and when demanded by the DGTCP, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.

5. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of Rs. 100/-. Two copies of specimen of the said agreements are enclosed herewith for necessary action.

I. That the owner/developer 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.

II. 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.

III. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.

IV. The implementation of such mechanism shall, however, have no bearing on EDC instalment 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 instalments that are due for payment that paid as per the prescribed schedule.

6. That you shall deposit an amount of ₹ 5,16,35,000/- on account of balance of licence fees & an amount of ₹ 1,20,46,907/- on account of conversion charges in favour of the Director General, Town & Country Planning, Haryana through online mode.

7. To submit an undertaking on non-judicial stamp paper of Rs. 100/- to the effect that:-

a. That you shall pay the Infrastructure Development Charges amounting to ₹ 1,43,41,556/- @ Rs. 1000/- per sq. mtr for the commercial area, in two equal installments. First Installment will be due within 60 days of grant of licence and second Installment within six months of grant of licence 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 licenced 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, 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.

d. 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.

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- e. That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana.
- f. That you shall integrate the services with Haryana Urban Development Authority services as and when made available.
- g. That you have not submitted any other application for grant of licence 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.
- h. 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.
- i. 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.
- j. 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.
- k. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- l. 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.
- m. That you shall use only LED fitting for internal lighting as well as campus lighting.
- n. 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 licence to enable provision of site in licenced land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- o. 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 seventy percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- p. 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 licence granted.
- q. That you shall not give any advertisement for sale of commercial area before the approval of layout plan / building plans of the same.
- r. 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.

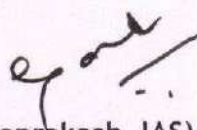
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- s. That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- t. You shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/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. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
- u. That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- v. 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.
- w. That no pre-launch/sale of commercial site will be undertaken before approval of the building plans.
- x. 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.
8. 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 memo.
9. That you shall submit a certificate from the District Revenue Authority, Gurugram stating that there is no further sale of the land applied for licence till date and individual are owners of the land.
10. That you shall intimate your official "email ID" to the Department and correspondence done by Department on this ID shall be treated as official intimation & legally valid.
11. To submit an affidavit duly attested by 1st Class Magistrate, to the effect that you have not submitted any other application for grant of licence 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 Schedule Roads and Controlled Areas restrictions of Unregulated Development Act, 1963 or have not applied for licence / permission under any other law for the time being in force.
12. To submit an affidavit from the land owning companies/land owners that this land has not been sold to any person after entering into collaboration agreement with the colonizer to whom LOI is being issued and also that presently there is no collaboration agreement enforced with any other person for the same land.
13. That you shall submit the affidavit that the applied land does not exceed the ceiling prescribed in the Land Ceiling Act, 1972 at the time of application for licence.
14. You shall submit the NOC from Divisional Forest Officer Gurugram before grant of final permission.

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15. That you shall submit the NOC from the GMDA/HSVP for taking direct access from the 75 mtr. wide sector dividing road of Sector-114 & 115 till the construction of 12 mtr. wide service road
16. That you shall enhance the networth of the company to ₹ 10 Crores and submit the supporting documents/CA certificate before the grant of licence.
17. That you shall remove guard room before grant of licence and get the fresh report in this regard through the O/o District Town Planner, Gurugram.
18. That you shall clear the outstanding dues on account of EDC amounting to Rs. 13.89 Cr. w.r.t. the licenses granted to Board of Director of the company/LLP before the grant of license.
19. That you shall use the area falling under khasra no. 17/2 & 18/1 for services purpose only.
20. The fee and charges being conveyed are subject to audit and reconciliation of accounts.

DA/schedule of land.



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

Endst. LC-5123-PA(VA)/2023/

Dated:

A copy is forwarded to the following alongwith copy of land schedule, with direction to verify demarcation at the site.

1. Senior Town Planner, Gurugram.
2. District Town Planner, Gurugram.
3. Project Manager, IT Cell of this Directorate.


(S.K. Sehrawat)
District Town Planner (HQ)
For Director General, Town & Country Planning,
Haryana, Chandigarh

To be read with LOI Memo No. 29620 Dated 06/09/ of 2023

Detail of land owned by Ram Kishan Rana, Kuljish Rana and Partap Singh Ss/o

Balbir Singh

Village	Rect. No.	Killa No.	Area (K-M)
Bajghera	13	11/3min	0-3
		17/2	0-8
		18/1	3-4
		12min	7-1
		13/1	5-8
		Total	16-4
			Or 2.025 acres


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