

# Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, 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

Karma Lake Lands Pvt. Ltd.  
C/o Sobha Ltd.  
Rider House, 5<sup>th</sup> Floor,  
Plot No. 136-P, Sector 44,  
Gurugram-122003.

Memo No. LC-3984-JE (VA)/2019/22200 dated: 10-09-2019

**Subject:** Letter of Intent for grant of license for setting up of a Residential Plotted Colony under New Integrated Licensing Policy-2016 over an area measuring 31.28125 acres in the revenue estate of village Naurangpur, Sector-80, Gurugram-Manesar Urban Complex.

**Ref:** Your request received on 07.08.2019.

Your request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed there under for the development of a Residential Plotted Colony under New Integrated Licensing Policy-2016 over an area measuring 31.28125 acres in the revenue estate of village Naurangpur, Sector-80, Gurugram-Manesar Urban Complex has been examined/considered by the Department. 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 notice, failing which the grant of licence shall be refused:

2. To furnish 25% bank guarantee on account of internal development works and external development charges for the amount calculated as under:-

## A. INTERNAL DEVELOPMENT WORKS:

- |      |   |                   |
|------|---|-------------------|
| i)   | Area under Commercial Component 0.67419 acres |                   |
|      | @ ₹ 50.00 Lac per acre                        |                   |
|      | 0.67419 X 50 Lac                              | = ₹ 33.7095 Lacs  |
| ii)  | Area under Plotted 30.60706 acres             |                   |
|      | @ ₹ 20.00 Lac per acre                        |                   |
|      | 30.60706 X 20 Lac                             | = ₹ 612.1412 Lacs |
| iii) | Cost of community site                        | = Nil             |
| iv)  | Total cost of Internal Development Works      | = ₹ 645.8507 Lacs |
| v)   | 25% B.G. on account of IDW                    | = ₹ 161.4627 Lacs |

## B. EXTERNAL DEVELOPMENT WORKS:

- |       |                                  |                   |
|-------|----------------------------------|-------------------|
| (i)   | Total Plotted area               | = ₹ 6827.320 Lacs |
|       | 30.60706 x 312.289 x 5/7         |                   |
| (ii)  | Total Area under Comm. Component | = ₹ 327.744 Lacs  |
|       | 0.67419 x 486.13                 | = ₹ 7155.064 Lacs |
| (iii) | Total EDC Charges (i)-(ii)       | = ₹ 1788.766 Lacs |
| (iv)  | 25% bank guarantee required      |                   |

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 will have to submit the additional bank guarantee if any, required at the time of approval of service plan/estimates according to the approved layout plan/building 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 of demand.

4. To deposit an amount of ₹ 8,27,77,602/- (Eight crores twenty seven lakhs seventy seven thousands six hundred two only) on account of balance licence fee, deposited online on website i.e. [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in) in favour of Director, Town and Country Planning, Haryana.
5. To deposit an amount of ₹ 1,79,90,067/- (One crores seventy nine lakhs ninety thousands sixty seven only) on account of conversion charges, deposited online on website i.e. [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in) in favour of Director, Town and Country Planning, Haryana.
6. To submit an undertaking on non-judicial stamp paper of ₹ 10/- to the effect that:-
  - a. That you will pay the Infrastructure Development Charges amounting ₹ 10,15,45,697/- (Ten crores fifteen lakhs forty five thousands six hundred ninety seven only) @ ₹ 625 x 5/7 per Sqm for plotted colony & ₹ 1000/- for commercial component in two equal installments. First installment shall be payable within sixty days of grant of licence and second installment within six months from the date of grant of licence, failing which 18% PA interest will be charged.
  - b. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of ₹ 100/-. Copies of specimen of the said agreements are enclosed herewith for necessary action.
  - c. That you shall maintain and upkeep all roads, open spaces, public parks 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 Government or the local authority, as the case may be, in accordable with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - d. That area coming under the sector roads and restricted belt/green belt which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards plotable area is being granted, shall be transferred free of cost of the Govt.
  - e. That if any external development works are provided at any stage by HUDA/Government, then applicant shall have to pay the proportionate development charges.
  - f. To submit an undertaking that you will integrate the services with the HSVP services as per the approved service plans and as and when made available.



- g. That you shall submit HOC as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site.
- h. That you shall seek approval from the Competent Authority under the Punjab Land Preservation Act, 1900 or any other clearance required under any other law.
- i. To submit an undertaking to the effect that you shall make arrangement for water supply, sewerage drainage etc to the satisfaction of DTCP till these services are made available from external infrastructure to be laid by HVP.
- j. That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- k. That you shall use only LED lamps fitting for internal lighting as well as campus lighting.
- l. That you shall ensure the installation of Solar Photovoltaic Power Plant as per provision of notification no. 22/52/2005-5 power dated 03.09.2014 of Haryana Government Renewable Energy Department if required.
- m. That you shall convey Ultimate Power Load Requirement of the project to the concerned power utility, with a copy to the Director, with in two month period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- n. That it is understood that the development / construction cost of 24/18 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any alongwith the construction cost of 24/18 m wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning, Haryana.
- o. That you shall arrange electric connection from outside source for electrification of his colony from HVPN and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which he shall get the electrical (distribution) service plan / estimates approved from the agency responsible for installation of external electric services i.e. HVPN/UHBVNL/DHBVNL Haryana and complete the same before obtaining completion certificate for the colony.
- p. That you shall permit the Director or any other officer 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.
- q. That you shall deposit thirty per centum of the amount realized, from time to time, by him, from the plot holders within a period of ten days of its realization in a separate account to be maintained in a scheduled bank. This amount shall only be utilized by him towards meeting the cost of internal development works in the colony.

- r. That you shall abide for paying the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
  - 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. That you shall not give any marketing and selling rights to any other company other than the colliaborator company
  - u. That no claim shall lie against HSVP till non-provision of EDC services, during next five years.
  - v. To submit an undertaking for compliance of Rule -24,26,27 & 28 of Rules 1976 & Section -5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number & full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from buyers for meeting the cost of internal development works in the colony.
  - w. That you shall transfer 10% area of the licenced colony free of cost to the Government for provision of community sites.
  - x. That you shall transfer 12% of the colony area free of cost to the Government earmarked for EWS and NPPL housing in the layout plan.
  - y. That you have not filed any other application for grant of licence/Change of Land use for the above said land.
7. That you shall complete the demarcation at site within two month from date of licence and will submit the demarcation plan in the office of District Town Planner, Gurugram under the intimation to this office.
8. That you shall submit a certificate from District Revenue Authority stating that there is no further sale of the land applied for license till date and the applicants are owner of the land.
9. That you will intimate your official Email ID and the correspondence address to the Department which will be treated legal and enforceable.
10. That you shall abide with stipulations mentioned in the policy dated 26.10.2015, 09.02.2016 & 05.12.2018 for New Integrated Licensing Policy.
11. That you shall withdraw the 21.1625 acres land from the CLU granted permission and submit the requisite permission from the GMDA before the grant of license.
12. That you shall send the confirmation report through District Town Planner, Gurugram as you have already made the Hibanama of 18 mtr. wide strip of land from National Highway to the applied site regarding connectivity of the site from National Highway.
13. As the applied site is divided into two parts due to bandh passes through the site and you shall submit the NOC/permission from the competent authority for connecting the site by constructing the road over the bandh.
14. That you shall submit the NOC from the Divisional Forest Officer regarding applicability any forest law/ notification on the applied site.



15. That you shall submit an indemnity bond indemnifying DTCP from any loss, if occurs due to submission of undertaking submitted in respect of non-creation of third party rights on the applied land.
16. That you shall submit a supplementary registered irrevocable collaboration agreement with the lead developer company i.e. Sobha Ltd. in the agreement it should be clearly mentioned that:
  - (a) The developer company, i.e., Sobha Ltd. shall be responsible for compliance of all terms & conditions of licence/provisions of Act of 1975 & Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DTCP, Haryana whichever is earlier.
  - (b) The agreement shall be irrevocable and no modification/ alteration etc in the terms & conditions of such agreement can be undertaken, except after obtaining prior approval of the DTCP, Haryana.
17. That you shall submit the certified copy of mutation of surrender of leased deed no. 3979 of Khasra nos. 9/23/2 & 24/2.
18. The above demand for fee and charges is subject to audit and reconciliation of accounts.



(K. Makrand Pandurang, I.A.S)  
Director,  
Town & Country Planning  
✓ Haryana, Chandigarh

Endst. no. LC-3984-JE (VA)-2019/

Dated:

A copy is forwarded to the following for information and necessary action please:

1. Chief Administrator, HSVP, Panchkula.
2. Chief Executive Officer, Gurugram Metropolitan Development Authority, Gurugram with the direction to send the confirmation of excluding the CLU granted land measuring 21.1625 acres from the schedule enclosed with CLU permission granted for establishing Golf Course-cum-Tourist Resorts/Hotels vide memo no. G-949/10DP-96/2252 dated 16.02.1996 after referring the zoning clauses.
3. Senior Town Planner, Gurugram.
4. Chief Accounts Officer of this Directorate.
5. District Town Planner, Gurugram.
6. Nodal officer of the Department.

(Sanjay Kumar)  
District Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana, Chandigarh