

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

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LC-III
(See Rule 10)

Regd.

To

Sriflex Projects Pvt. Ltd., Anu Products Ltd.
Karara Greens LLP., Anchor Business Solutions,
Shachi Gupta W/o Sh. Parveen Gupta, CS Foods LLP,
Madan Lal Khara S/o Govindram Khara, Deepak Amin s/o Ishwar Bhai,
Bharat Raj Thakral, Sohna Best Projects LLP.,
PRO Advisor Developers Pvt. Ltd., Vinod Kumar Solanki S/o Jaga Ram Solanki
and Rao Tourist Services Pvt. Ltd.
in collaboration with Sriflex Projects Pvt. Ltd.,
Basement 1, Ninex City Mart, Sector-49, Sohna Road
Gurugram-122018.

Memo No. LC-4894-JE (DS)/2023/ 5276 Dated: 22-02-2023

Subject: Letter of Intent for grant of license for setting up of Affordable Group Housing Colony over an area measuring 9.49375 acre in the revenue estate of village Sohna, Sector-4 & 5, Tehsil-Sohna, Gurugram being developed by Sriflex Projects Pvt. Ltd.

Please refer your application dated 09.08.2022 on subject cited matter.

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 Affordable Group Housing Colony over an area measuring 9.49375 acre in the revenue estate of village Sohna, Sector-4 & 5, Tehsil-Sohna, Gurugram has been examined and it is proposed to grant aforesaid license. 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 license shall be refused.

1. To furnish the bank guarantee on account of Internal Development Charges & External Development Charges for the amount calculated as under:-

A) INTERNAL DEVELOPMENT WORKS:

i)	GH Area	= 9.49375 acres
ii)	Interim rate for development	= ₹ 50.00 Lac per acre
iii)	GH cost	= ₹ 474.688 Lacs
iv)	Total cost of development	= ₹ 474.688 Lac
v)	25% bank guarantee required	= ₹ 118.672 Lacs (valid for 5 Years)

C) External Development Works:

i)	Total Area under Group Housing	= 9.114 acres
ii)	Interim rate for EDC (equal to Plotted)	= ₹ 93.687 Lac per acre
iii)	Total cost for GH Component	= ₹ 853.863 Lac
iv)	Area under commercial component	= 0.37975 acre
v)	Interim rate of EDC	= ₹ 437.517 Lac per acre
vi)	Total cost of Comm. Component	= ₹ 166.147 Lac
vii)	Grand Total (iii + vi)	= ₹ 1020.01 Lac
viii)	25% bank guarantee required	= ₹ 255.0025 Lacs (valid for 5 Years)

2. To deposit an amount of ₹ 64,93,325/- on account of conversion charges.
3. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of ₹ 10/-. Further, following additional clauses shall be added in the bilateral agreement as per Government instruction dated 14.08.2020:
 - i. That, the owner/developer shall integrate its bank account in which 70% allottee receipts are credited under Section-4(2)(l)(D) of the Real Estate Regulation and Development Act, 2016 with the on-line application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipts 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 receipts from each payment made by an allottee, which is received by the Department shall get automatically credited, on the date of receipt in Government treasury against EDC dues.
 - iii. 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 the 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 the EDC installments that are due for payment get paid as per prescribed schedule.
4. To furnish an undertaking on non judicial stamp paper of ₹ 10/-:-
 - i) That the Affordable Group Housing Colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - ii) 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.
 - iii) 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.
 - iv) That you shall construct portion of sector road, 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.
 - v) 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.

- vi) That the affordable Group Housing Colony shall be laid out to conform to the approved building plans and the development works are executed according to the designs and specifications shown in the approved plan.
- vii) That you shall carry out the construction of community sites as per section 4 (iv) of Affordable Group Housing Colony Policy-2013 dated 19.08.2013.
- viii) That you shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
- ix) 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.
- x) 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.
- xi) 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.
- xii) 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.
- xiii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiv) That you shall make provision of solar water heating system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- xv) That you shall use only LED fitting for internal lighting as well as campus lighting.
- xvi) 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.
- xvii) 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


Director General
Town & Country Planning
Haryana, Chandigarh
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floor/space holders for meeting the cost of Internal Development Works in the colony.

- xviii) 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.
- xix) That you shall deposit thirty per centum of the amount release, from time to time, by you, from the flat owner 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 you towards meeting the cost of internal development works in the colony.
- xx) That you shall not give any advertisement for sale of commercial area and flat in affordable Group Housing area before the approval of layout plan / building plans of the same.
- xxi) 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.
- xxii) 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.
- xxiii) That you shall obtain clearance from competent authority that the land is not affected by section 4 & 5 of the PLPA, 1990 and other forest laws.
- xxiv) That you shall obey all the directions/restriction given by this department time to time in public interest.
- xxv) That you shall strictly comply with the directions issued vide notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy/ Conservation building codes.
- xxvi) That you shall ensure the installation of solar photovoltaic power plant as per the provisions of order No. 22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- xxvii) That you shall abide by the terms and conditions as per Affordable Housing Policy-2013 notified on 19.08.2013 which has been further amended time to time.
- xxviii) 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.
- xxix) 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 of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana

State Pollution Control Board or any other Authority Administering the said Acts.


xxx) That you shall maintain ROW of 11KV HT line and gas pipe line passing through the site.

5. 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.
6. That you shall intimate their official Email ID and the correspondence on this email ID by the Deptt. will be treated receipt of such correspondence.
7. 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, Gurugram under intimation to this office.
8. That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
9. That you shall undertake to indemnify State Govt. / Department for loss occurred or legal complication arising due to pending litigation and the land owning / developer company will be responsible for the same in respect of applied land.
10. That you shall submit the NOC from the Divisional Forest Officer regarding applicability any forest law/ notification on the applied site.
11. That certificate from DRO/Deputy Commissioner, Gurugram will be submitted certifying that the applied land is still under ownership of applicant company.
12. That you shall clear the outstanding dues pending against various licenses granted in the state, if any.
13. To furnish an undertaking that no floor area will be sold without the approval of the building plans as per provisions of Haryana Building Code-2017.
14. That you shall submit the agreement between Sh. Parasnath Realtors Pvt. Ltd. and Sriflex Projects Pvt. Ltd. to provide technical support for development of the project.
15. That you shall enhance the paid up capital to ₹ 4 crores and submit form PAS-3 in this regard.
16. That you shall submit original Board Resolution and MOA/Partnership Deed for the land owning companies.
17. That you shall submit addendum to the collaboration agreement on behalf of Sohna Best Projects LLP, Madan Lal Khara and Deepak Amin specifically giving the clause of responsibility and irrevocability irrespective of the time frame.
18. That you shall submit registered agreement and Power of attorney on behalf of Shachi Gupta.
19. To submit an affidavit duly attested by 1st Class Magistrate, to the effect 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 Schedule Roads

and Controlled Areas restrictions of Unregulated Development Act, 1963 or have not applied for license/permission under any other law for the time being in force.

20. To submit an undertaking 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.
21. That you shall furnish addendum registered agreement in continuation of the collaboration agreements submitted by Sriflex Projects Pvt. Ltd. to the effect that:-
 - a) Sriflex Projects Pvt. Ltd. shall be responsible for compliance of all terms and conditions of license/provisions of Act 8 of 1975 and Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DGTCP, Haryana, whichever is earlier.
 - b) The said agreement is still valid and shall be irrevocable and no modification/alteration etc. in the terms and conditions of the said agreement can be undertaken, except after obtaining prior approval of DGTCP, Haryana.

DA/land schedule.



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

Endst. No LC-4894/JE (D5)/2023/

Dated:

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

1. Deputy Commissioner, Gurugram.
2. Senior Town Planner, Gurugram.
3. District Revenue Officer, Gurugram.
4. District Town Planner, Gurugram.


(R.S. Batth)
District Town Planner (HQ)
For: Director General, Town & Country Planning
Haryana Chandigarh

To be read with LOI Memo No. 5276 Dated 22-02 of 2023


Detail of land owned by Sriflex Projects Pvt. Ltd. 16/956 share, Anu Products Ltd. 370/956 share, Karara Green LLP 176/956 share, Anchor Business Solutions 232/1956 share, Shachi Gupta w/o Sh. Parveen Gupta 82/956 share and C S Foods LLP 80/956 share

Village	Rect. No.	Killa No.	Area (K-M)
Sohna	102	20/2	4-9
		21/1	4-9
		21/2	3-4
		22/2	2-2
	105	1/2/1	2-8
		2/1	7-17
		3/1	3-10
		8/1	7-6
		9/1	1-14
		13/2	4-8
		14/1	3-12
		17/2/1	1-12
		18/1/1/1	1-5
		Total	47-16

Detail of land owned by C S Foods LLP 80/723 share, Madan Lal Khera S/o Govindram Khera 101/723 share, Deepak Amin s/o Ishwar Bhai 177/723 share, Bharat Raj Thakral 184/723 share, Sohna Best Projects LLP. 77/723 share
PRO Advisor Developers Pvt.Ltd. 32/723 share
Vinod kumar Solanki S/o Jaga Ram Solanki 24/723 share
Rao Tourist Services Pvt.Ltd. 48/723 share

Village	Rect. No.	Killa No.	Area (K-M)
Sohna	105	17/1/2/1	2-10
		24/2	3-0
		25/1	4-14
	134	4/2	3-0
		5	7-18
		7/1	2-16
	135	1/1	0-13
		10/2	3-12
		Total	28-3
		Grand Total	75-19

Or 9.49375 acres


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