

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

Web site tcpharyana.gov.in

LC-III
(See Rule 10)

Regd.
To

Aspis Buidcon Pvt. Ltd.
Starcity Realtech Pvt. Ltd.
In collaboration with Nourish Developers Pvt. Ltd.
SB/C/2L/Office/017A,
M3M Urbana, Sector 67,
Gurugram-122102.

Memo No. LC-4572-JE (DS)/2022/17455 Dated:

27-06-2022

Subject: Letter of intent for grant of licence for setting up of Residential Colony under NILP Policy dated 11.05.2022 for an area measuring 16.1125 acres in the revenue estate of village Chauma, Sector 113, Gurugram.

Please refer your application dated 15.07.2021 on subject cited matter.

Your request for grant of licence for setting up of Residential Colony under NILP dated 11.05.2022 for an area measuring 16.1125 acres in the revenue estate of village Chauma, Sector 113, Gurugram has been examined and it is proposed to grant aforesaid license (after freezing of an area measuring 46K-10M falling under NCZ pockets and non compact pocket due to NCZ). 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) | Area under Commercial Component 0.6445 acres | |
| | @ ₹ 50.00 Lac per acre | |
| | 0.6445 X 50 Lac | = ₹ 32.225 Lacs |
| ii) | Area under residential 15.468 acres | |
| | @ ₹ 50.00 Lac per acre | |
| | 15.468 X 50 Lac | = ₹ 773.4 Lacs |
| iii) | Cost of community site | = Nil |
| iv) | Total cost of Internal Development Works | = ₹ 805.625 Lacs |
| v) | 25% B.G. on account of IDW | = ₹ 201.40 Lacs |

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B) External Development Works:

(i)	Total residential area 15.468 x 312.289 x 5/7	= ₹ 3450.34 Lacs
(ii)	Total Area under Comm. Component 0.6445 x 486.13	= ₹ 313.310 Lacs
(iii)	Total EDC Charges (i)+(ii)	= ₹ 3763.65 Lacs
(iv)	25% bank guarantee required	= ₹ 940.91 Lacs (Valid for five years)

2. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of Rs. 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. Such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- iii. The implementation of such mechanism shall, however, have no bearing on the 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 the EDC instalments that are due for payment get paid as per prescribed schedule.


3. To deposit an amount of Rs. 4,95,77,286/- on account of balance licence fee to be deposited online at website i.e. www.tcpharyana.gov.in

4. You shall deposit an amount of Rs. 1,08,98,933/- on account of conversion charges to be deposited online at website i.e. www.tcpharyana.gov.in.

5. To furnish an undertaking on non-judicial stamp paper of Rs. 10/- to the following effect:-

- a) You shall pay the infrastructure development charges amounting Rs. 3,94,96,985/- @ Rs. 625/- per Sqm for residential component & Rs. 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) 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 accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
- c) That area coming under the sector roads and restricted belt/green belt which forms part of licenced 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.
- d) That if any external development works are provided at any stage by HUDA/Government, then applicant shall have to pay the proportionate development charges.
- e) You shall integrate the services with the HSVP services as per the approved service plans and as and when made available.
- f) You shall submit NOC as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site.
- g) 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 HSVP.
- h) You shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- i) You shall make provision of solar water heating system as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- j) You shall use only LED lamps fitting for internal lighting as well as campus lighting.
- k) 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
- l) You shall convey Ultimate Power Load Requirement of the project to the concerned power utility, with a copy to the Director, within 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.
- m) 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.
- n) 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.


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- o) 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 licence granted.
 - p) You shall deposit thirty per centum of the amount realised, 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.
 - q) 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.
 - r) 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.
 - s) You shall not give any marketing and selling rights to any other company other than the collaborator company
 - t) That no claim shall lie against HSVP till non-provision of EDC services, during next five years.
 - u) 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.
 - v) You shall submit the compliance of Rule -24,26,27 & 28 of Rules 1976 & Section -5 of Haryana Development and Regulation of Urban Areas Act, 1975, the applicant company shall inform account number & full particulars of the scheduled bank wherein the applicant company have to deposit thirty percentum of the amount from buyers for meeting the cost of internal development works in the colony.
 - w) You shall transfer 10% area of the licenced colony free of cost to the Government for provision of community sites as per provisions of the policy dated 11.05.2022.
 - x) You shall abide by the provision of the New Integrated Licence policy dated 11.05.2022 and the amendment therein.
 - y) You shall either surrender 10% of the colony area free of cost to the Government for Affordable Group Housing within 60 days of issuance of license or deposit an amount at the rate three times the collector rate in lieu of 10% land to be surrendered as per provisions of the policy dated 11.05.2022.
6. You shall submit a certificate from District Revenue Authority stating that there is no further sale of the land applied for licence till date and the applicants are owner of the land.
7. The area falling under khasra nos. 1//5, 6, 7, 15, 16, 25 of revenue estate of village Chauma falls under NCZ pockets as per regional plan, Further, the area falling under khasra nos. 2//10/1/2/2/1, 2//10/1/2/2/2 shall not be in compact block due to NCZ pockets. Hence, the same are freezed till the clearance from NCZ. You shall submit an affidavit duly attested by 1st class magistrate, to the effect that you shall not raise any development / construction over an area measuring 46K-10M comprising khasra nos. 1//5, 6, 7, 15, 16, 25 and 2//10/1/2/2/1, 2//10/1/2/2/2 being freezed, till the clearance from NCZ.

8. You shall 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.
9. You shall submit an undertaking that presently there is no collaboration agreement enforced with any other person for the same land.
10. You shall clear the outstanding dues against various licences granted in the state, if any.
11. You shall intimate your official Email ID and the correspondence address to the Department which will be treated legal and enforceable.
12. You shall submit an agreement between Nourish developers Pvt. Ltd. and M3M India Pvt. Ltd. to provide technical support to the project.
13. You shall enhance the paid up capital of the company to ₹ 12 crores and submit form PAS-3 to certify the same
14. You shall submit an undertaking that they shall not encroach the revenue rasta passing through the site and shall not obstruct free movement/passage.

DA/land schedule.



 (K. Makrand Pandurang, IAS)
 Director,
 Town & Country Planning,
 Haryana, Chandigarh

Endst. No LC-4572/JE (DS)/2022/

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.


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

To be read with LOI Memo No.....¹⁷⁴⁵⁵⁻Dated.....^{27/6/}of 2022

Detail of land owned by Aspis Buildcon Pvt.ltd.

Village	Rect. No.	Killa No.	Area (K-M-S)
Chauma	1	5	7-14-0
		6	8-0-0
		7	4-14-0
		14/3/1	1-8-0
		15	8-0-0
		16	8-0-0
		17/1	4-8-0
		17/3	2-0-0
		18	6-0-0
		23/1/1	2-9-0
		23/2	2-18-0
		3/2/1	4-1-2
		3/1	0-7-0
	7	Total	59-19-2

Detail of land owned by Starcity Realtech Pvt.ltd.

Village	Rect. No.	Killa No.	Area (K-M-S)
Chauma	7	3/2/2	3-11-7
		4	7-11-0
		5	7-11-0
		6/1	3-7-0
	1	14/2	2-15-0
		14/1	4-3-0
		22/2	0-10-0
	2	10/1/2/2/1	0-14-0
		10/1/2/2/2	1-8-0
	1	17/2	1-12-0
		22/1	2-1-0
		23/1/2	2-13-0
		24	8-0-0
	2	25	8-0-0
		22min	4-10-0
	6	1min	6-11-0
		2/1min	1-2-0
		10/2min	1-18-0
	1	14/3/2	1-1-0
		Total	68-18-7
		Grand Total	128-18-0

Or 16.1125 acres


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