

Regd.

LC-III
(See Rule 10)

To

Sh. Vivek Rao S/o Sh. Abhey Singh Yadav,
Sh. Vishavjeet S/o Sh. Dharamveer,
Sh. Gaurav Kumar S/o Sh. Nathu Ram,
Sh. Satya Prakash Yadav S/o Sh. Amar Singh Yadav,
Sh. Sandeep Choudhary S/o Sh. Bhoop Singh,
Sh. Rajesh Goyal S/o Sh. Krishan Lal Goyal
in Collaboration with Vanessa Builders And Developers Pvt. Ltd.
Regd. Office: Ghadi Boini Road,
Rewari-123401.

Memo No. LC-5124/Asstt(MS)/2023/27841

Dated: 23-08-2023

Subject: - Request for grant of license for setting up of an Affordable Residential Plotted Colony (DDJAY-2016) over an area measuring 10.34375 acres in the revenue estate of Village Kanganpur, Sector-1, District Sirsa-Issuance of LOI.

Please refer your application dated 01.06.2023 on the subject cited above.

2. Your request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975, and Rules framed there under for development of Affordable Plotted Colony (DDJAY-2016) over an area measuring 10.34375 acres in the revenue estate of village Kanganpur, Sector-1, District Sirsa has been considered and it is proposed to grant license for setting up of aforesaid plotted colony. 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 Rule, 1976 within a period of 60 days from the date of issue of this letter, failing which request for grant of license shall be refused:-
3. To deposit an amount of Rs. 150.745 lac on account of EDC in favour of the Director General, Town & Country Planning, Haryana through online mode.
4. To furnish bank guarantee amounting Rs. 54.822 lac against tentative cost of Internal Development Works amounting of Rs. 219.2875 lac or to mortgage 10% of saleable area against the said BG.

**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, you would be required to furnish an additional bank guarantee within 30 days on demand (in case, 10% area is mortgaged against the BG of IDW, then this clause will not be applicable).

5. To execute two agreements i.e. LC-IV & LC-IV-A Bilateral Agreement on Non-Judicial Stamp Paper of 100/-. Further, following additional clauses shall be added in LC-IV agreement as per Government instruction dated 14.08.2020.

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

For Vanessa Builders and Developers Private Limited


Director General
Town & Country Planning
Haryana, Chandigarh

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. To furnish an undertaking on non-judicial stamp paper to the following effect:-

- i) 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.
- ii) That you shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
- iii) 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 Restriction of Unregulated Development Act, 1963.
- iv) That you shall transfer 10% area of the licenced colony free of cost to the Government for provisions of Community facilities within 30 days from the approval of zoning plan. Alternately, you shall have an option to develop such area on your own or through third party subject to the conditions mentioned at clause 4(j) in policy dated 25.08.2022.
- 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 they 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 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- vii) That you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Shehari Vikas Pradhikaran or any other execution agency.
- 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.

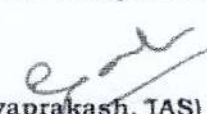
For Vanessa Builders and Developer

- 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 it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per Sqm/per sft. to the Allottees while raising such demand from the plot owners.
- xiv) That you shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- xv) That you shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- xvi) That you shall complete the project within seven years (5+2 years) from date of grant of license as per clause 1(ii) of the policy notified on 01.04.2016.
- xvii) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- xviii) 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.
- xix) 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 received from the plot holders for meeting the cost of Internal Development Works in the colony.
- xx) That no further sale has taken place after submitting application for grant of license.
- xxi) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- xxii) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxiii) That you shall not encroach the revenue rasta passing through the site, if any and shall not object for free movement on the said rasta.
- xxiv) That you shall abide by the terms and conditions of policy of DDJAY and other direction given by the Director time to time to execute the project.
- xxv) 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.
- xxvi) 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) Act 1981 and Water (Prevention and Control of Pollution) Act 1974. In case of any violation of the provisions of said statutes, applicant shall be liable for penal action by

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

- xxvii) That you shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant in letter and spirit.
- xxviii) 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. within a period of 30 days from the date of approval of zoning plan.
- xxix) That you shall maintain the underground water tank, underground Sewerage Treatment Plant top of green if provided in the organized green area and the green area above the same through proper Horticulture in this Affordable Residential Plotted colony.
7. That you shall submit the ownership verification report from DC Sirsa before grant of licence.
8. The plots and community site falls under HT Lines shall remain freezed till the shifting of lines.
9. You shall submit the undertaking stating that you shall maintain the green cover over the underground STP and UGT.
10. That you shall submit the corrected layout plan before grant of licence.

Note: - You shall intimate the official Email ID and the correspondence on this email ID by the Deptt. will be treated receipt of such correspondence.
DA/Land schedule.


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

Endst. No. LC-5124/Asstt(MS)/2023/

Dated:

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

1. The Deputy Commissioner, Sirsa.
2. Senior Town Planner, Hisar.
3. District Town Planner, Sirsa.
4. Project Manager (IT) with the request to update the status on website.

(Jaideep)
District Town Planner (HQ)
For: Director General, Town & Country Planning
Haryana, Chandigarh


Author


To be read with LOI Memo no 27841 Dated 23/8/ of 20

Detail of land owned by Vivek Rao S/o Abhey Singh Yadav 144/7 share, Vishavjeet S/o Dharamveer 144/745 share, Gaurav Kumar S/o Nat Ram 144/745 share, Satya Prakash Yadav S/o Amar Singh Yadav 72/7 share, Sandeep Choudhary S/o Bhoop Singh 72/745 share, Rajesh Goyal S Krishan Lal Goyal 169/745 share :-

| Village | Rect. No. | Killa No. | Area (K-M) |
|----------|-----------|-----------|---------------|
| Kaganpur | 30 | 21 | 8-0 |
| | | 22 | 8-0 |
| | | 31 | 25/2/3 |
| | | 39 | 5/2 |
| | | | 5/1/2 |
| | | | 5/3/2 |
| | | | 6/1 |
| | | | 6/2 |
| | | | 6/3 |
| | | | 15/1/1 |
| | 40 | | 15/1/2 |
| | | | 15/2 |
| | | 1 | 8-0 |
| | | 2 | 8-0 |
| | | 10 | 8-0 |
| | | 11/1 | 3-11 |
| | | 11/2 | 4-9 |
| | | 20/1 | 2-18 |
| | | Total | 82-15 |
| | | | Or 10.34375 |
| | | | acres |

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Haryana, Chandigarh

