

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: tcpharyana.gov.in

LC-III

(See Rule 10)

Regd.
To

St. Patricks Realty Pvt. Ltd.,
MLT Propmart Pvt. Ltd., MLT Real Estate Pvt. Ltd.
In collaboration with St. Patricks Realty Pvt. Ltd.
The Median, Central Park Resorts,
off Sohna Road, sector-48,
Gurugram-122018.

Memo No. LC-5057-JE (DS)/2023/12331 Dated: 28/04/2023

Subject: Letter of Intent for grant of licence for setting up of Group Housing Colony over an area measuring 7.35625 acres in the revenue estate of village Dhunela, Sector-32, Sohna, District Gurugram-St. Patricks Realty Pvt. Ltd.

Please refer your application dated 23.02.2023 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 a Group Housing Colony over an area measuring 7.35625 acres in the revenue estate of village Dhunela, Sector-32, Sohna, District 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) External Development Charges:

i)	Total Area under GH	= 7.3194 acres
ii)	Interim rate for EDC	= ₹ 374.747 Lac per acre
iii)	Total cost for GH Component	= ₹ 2742.923 Lac
iv)	Area under commercial component	= 0.03685 acre
v)	Interim rate of EDC	= ₹ 374.747 Lac per acre
vi)	Total cost of Comm. Component	= ₹ 13.8094 Lac
vii)	Total EDC	= ₹ 2756.7324 Lac
viii)	Bank Guarantee required	= ₹ 689.1831 Lacs (valid for 5 years)

B). Internal Development Works:

i)	GH Area	= 7.3194 acres
ii)	Interim rate for development	= ₹ 50.00 Lac per acre
iii)	GH cost	= ₹ 365.97 Lacs
iv)	Commercial Area	= 0.03685 acre
v)	Interim rate for development	= ₹ 50.00 Lac per acre
vi)	Comm. Cost.	= ₹ 1.8425 Lacs


Director General
Town & Country Planning
Haryana, Chandigarh

vii)	Total cost of development	= ₹ 367.8125 Lac
viii)	Cost of community facilities	= Nil
ix)	Grand Total	= ₹ 367.8125 Lac
x)	25% bank guarantee required	= ₹ 91.953 Lacs (valid for 5 years)

Note: 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 building plan. With an increase in the cost of construction and an increase in the number of facilities in the building 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 development charges, you will have to pay the enhanced rates of external development charges as finally determined and as and when demanded by the DTCP, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.

2. That you shall deposit an amount of Rs. 1,08,02,760/- on account of balance license fee and an amount of Rs. 38,59,290/- on account of conversion charges to be deposited online at website i.e. www.tcpharyana.gov.in.
3. To execute two agreements i.e. LC-IV & LC-IV-A Bilateral Agreement on Non-Judicial Stamp Paper of Rs. 10/-. Specimen copies of the said agreements are enclosed herewith for necessary action. Further, following additional clauses shall be added in LC-IV agreement as per Government instruction dated 14.08.2020.
 - i. That you 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 get paid as per the prescribed schedule."

Handwritten signature/initials

*Director, Haryana
Urban & Community Planning
Government of Haryana*

4. To furnish an undertaking on non judicial stamp paper of ₹ 10/-:-

- a) That you shall pay the State Infrastructure Development Charges amounting to ₹ 2,40,13,170/-, in two equal instalments. First Instalment will be due within 60 days of grant of license and second Instalment within six months of grant of license failing which 18% PA interest will be liable for the delayed period
- b) That you shall pay proportionate EDC as per schedule prescribed by the Director.
- c) That 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 will 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.
- d) 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 to the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads/service 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.
- e) That you shall construct at your own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centers and other community buildings on the lands set apart for this purpose, in a period as may be specified, and failing which action as per the Act/Rules shall be initiated. The land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such-land to any person or institution including a local authority, for the said purposes, on such terms and conditions, as it may deem fit.
- f) That you shall pay the proportionate cost of construction of such percentage of sites of such school, hospital, community centre and other community building and at such rates as specified by the Director.
- g) That you shall arrange electric connection from HVPN/DHBVNL for electrification of your colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. HVPN/DHBVNL Haryana and complete the same before obtaining completion certificate for the colony.


Director General
Town & Country Planning
Haryana, Chandigarh

- h) That you shall permit the Director or any other officer authorised 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.
- i) That you shall construct 24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government.
- j) That you shall construct and allot EWS category flats as per departmental policy dated 08.07.2013 and as amended from time to time.
- k) 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.
- l) That you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from external infrastructure to be laid by HSVP.
- m) 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 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 you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- o) That you shall aware that the development/construction cost of 24/30 m wide road/major internal road 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 24/30 m wide road/major internal road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana.
- p) That you shall provide the solar water heating system as provisions of HAREDA and shall be made operational where applicable before applying for an occupation certificate.
- q) 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 Flat/shop buyers for meeting the cost of Internal Development Works in the colony.

egd

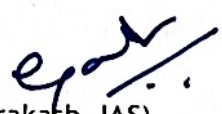
Director General,
Town & Country Planning,
Haryana

- r) That you shall keep the pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- s) 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.
- t) That you shall not pre-launch/sale of flats before approval of the building plans.
- u) That you shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction purposal is explained to the satisfaction of HSVP Authority in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.
- v) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- w) 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.
- x) That you shall not give any marketing and selling rights to any other company other than the collaborator company.
- y) That you shall deposit thirty percentum of the amount realized, from time to time, by you, from the shop buyers within a period of 10 days of its realization in a separate account to be maintained in a scheduled Bank. This account shall only be utilized by you towards meeting the cost of internal development works in the colony..
5. 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.
6. That you shall intimate their official Email ID and the correspondence made to this email ID by the Department shall be treated legal.
7. That you shall clear the outstanding dues of EDC pending against various licenses, if any, before grant of license.
8. That you shall submit the NOC from District Forest Officer Gurugram regarding applicability of any Forest Law/notifications.
9. That certificate from DRO/Deputy Commissioner, Gurugram will be submitted certifying that the applied land is still under ownership of applicant company.
10. 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.
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 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.

12. 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.
13. That you shall furnish addendum registered agreement in continuation of the collaboration agreement submitted by St. Patricks Realty Pvt. Ltd. to the effect that:-
 - a) St. Patricks Realty 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 DTCP, 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 DTCP, Haryana.


DA/land schedule.


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

Endst. No LC-5057/JE (DS)/2023

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. 12331 Dated 28/04/2023

Detail of land owned by St. Patricks Realty Pvt. Ltd. 5/6 share

MLT Propmart Pvt.Ltd. 1/6 share

Village	Rect. No.	Killa No.	Area (K-M)
Dhunela	28	17/1	2-9
	29	11	8-0
		19/1/2	6-15
		12/1	7-12
		Total	24-16

Detail of land owned by MLT Real Estate Pvt.Ltd.

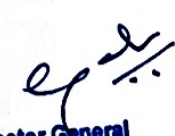
Village	Rect. No.	Killa No.	Area (K-M)
Dhunela	29	9/2/1	3-16
	28	6/1	4-0
		Total	7-16

Detail of land owned by St. Patricks Realty Pvt.Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Dhunela	29	9/2/2	3-16
	28	6/2	4-0
		14	8-0
		15	8-0
		16/1	2-9
		Total	26-5

Grand Total 58K-17M

Or 7.35625 Acres


Director General
Town & Country Planning
Haryana, Chandigarh