

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

✓
SCJS Buildwell LLP
(now known as M/s Pyramid & LID Realtors LLP)
House No. H-38, Ground Floor,
M2K White House, Sector-57,
Gurugram.

Memo No. LC-4958-JE (DS)/2023/ 11406 Dated:

20/04/2023

Subject: Letter of intent grant of licence under New Integrated Licensing Policy (NILP) dated 11.05.2022 on land measuring 10.4625 acres (after migration of license no. 60 of 2022 dated 13.05.2022 granted for setting up of Affordable Plotted Colony over an area measuring 10.4625 acres) in the revenue estate of village Behrampur, Sector 63A, Gurugram being developed by Pyramid & LID Realtors LLP.

Please refer your application dated 28.09.2022 on subject cited matter.

Your request for grant of licence under New Integrated Licensing Policy (NILP) dated 11.05.2022 on land measuring 10.4625 acres (after migration of license no. 60 of 2022 dated 13.05.2022 granted for setting up of Affordable Plotted Colony over an area measuring 10.4625 acres) in the revenue estate of village Behrampur, Sector 63A, 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.

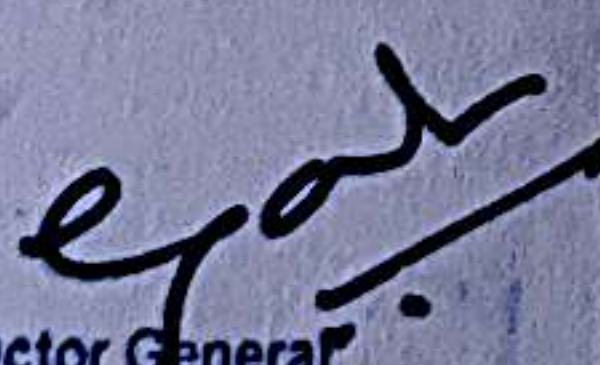
1. To furnish the bank guarantee on account of Internal Development Charges & External Development Charges for the amount calculated as under:-

A) Internal Development Works:

- | | | |
|------|--|-------------------|
| i) | Area under Commercial Component 0.4185 acres
@ Rs.50.00 Lac per acre
0.4185 X 50 Lac | = Rs.20.925 Lacs |
| ii) | Area under residential 10.044 acres
@ Rs.50.00 Lac per acre
10.044X 50 Lac | = Rs. 502.2 Lacs |
| iii) | Cost of community site | = Nil |
| iv) | Total cost of Internal Development Works | = Rs.523.125 Lacs |
| v) | 25% B.G. on account of IDW | = Rs.130.781 Lacs |
- (Valid for five years)

B) External Development Works:

- | | | |
|-----|--|-------------------|
| (i) | Total residential area
10.044 x 312.289 x 5/7 | = Rs.2240.45 Lacs |
|-----|--|-------------------|


Director General
Town & Country Planning
Haryana, Chandigarh


(ii)	Total Area under Comm. Component	
	0.4185 x 486.13	= Rs.203.445 Lacs
(iii)	Total EDC Charges (i)+(ii)	= Rs.2443.895 Lacs
iv)	Bank Guarantee required	= ₹ 610.97375 lacs
		(Valid for five years)

2. To deposit an amount of Rs. 1,61,42,143/- on account of balance licence fee to be deposited online at website i.e. www.tcpharyana.gov.in
3. 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 you 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 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.
4. To furnish an undertaking on non-judicial stamp paper of Rs. 10/- to the following effect:-
 - a) That you shall pay the Infrastructure Development Charges amounting to Rs. 3,47,20,225/- in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
 - b) 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.
 - 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) That you shall integrate the services with the HSVP services as per the approved service plans and as and when made available.

- f) That 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) 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 HSVP.
- h) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- i) That 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) That you shall use only LED lamps fitting for internal lighting as well as campus lighting.
- k) 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
- l) That 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 along with 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) 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.
- o) 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 licence granted.
- p) That 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) 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.
- r) 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.

- s) That 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) 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.
 - v) That 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) That you shall transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities before grant of completion certificate.
 - x) That you shall abide by the provision of the New Integrated Licence policy dated 11.05.2022 and the amendment therein.
 - y) That 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 before approval of zoning plan whichever is earlier 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.
5. That 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.
6. That you shall submit the NOC from District Forest Officer Gurugram regarding applicability of any Forest Law/notifications.
7. That 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.
8. 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.
9. That you shall clear the outstanding dues against various licences granted in the state, if any.
10. That you shall intimate their official Email ID and the correspondence address to the Department which will be treated legal and enforceable.

11. To 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.
 12. 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.
 13. That you shall submit rectified layout plan as per policy dated 11.05.2022.
 14. That you shall submit CA certified shareholding pattern for SCJS Buildwell LLP and Pyramid and LID Developers LLP.
 15. That you shall submit net worth certificate for the firm Pyramid and LID Developers LLP before final permission.
 16. That you shall submit original non encumbrance certificate before grant of final permission.
 17. That you shall submit latest revenue record after duly incorporating the change of name of company from SCJS Buildwell LLP to Pyramid and LID Developers LLP.
- DA/land schedule.



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

Endst. No LC-4958/JE (DS)/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. 11406 Dated 20/4/2023 of 2023

Detail of land owned by SCJS Buildwell LLP

Village	Rect. No.	Killa No	Area (K-M)
Behrampur	20	5	8-0
		6	8-0
Behrampur	21	1	8-0
		9	8-0
		10/1	0-3
		10/2	3-17
		10/3	4-0
		11/1	4-0
		11/2	4-0
		12/1	3-11
		12/2	4-9
		13min	6-14
		18/1/2min	5-0
		19	8-0
		20/1	4-0
		20/2	4-0
		Total	83-14

Or 10.4625 Acres


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