



To

Vijay Kumar S/o Sh. Chander Parkash (self)
Ajay Kumar, S/o Paras nath
Ritik Jain, S/o Ajay Kumar
Shakuntla Devi w/o Mahender Partap,
Mahender Partap s/o Shri Rajaram
Gaytri Devi w/o Vijay kumar
M/s Essart India Pvt. Ltd.
Through M/s M.V. Buildcon Pvt. Ltd.
R/o H.No. 60, ward No. 06, Sohna,
District Gurugram

Memo No. DULB/CTP/TP -Sohna/2023/2533
Dated: 30/03/2023

Subject: Letter of Intent approval of Town Planning Scheme over additional land measuring 8.19 acre (5.19+3.00 acre) under Deen Dayal Jan Awas Yojna Affordable Housing Scheme, 2016 (DDJAY) falling in the revenue estate of Mauja Sohna, Baluda Road, Sector-7 Sohna- M/s M.V Buildcon Pvt. Ltd. and others.

Your request for approval of a Town Planning Scheme (Residential Plotted under Deen Dayal Jan Awas Yojna) under Section 203 of the Haryana Municipal Act, 1973 over an area measuring **8.19 acres (5.19 + 3.00 acre)** comprising in khasra nos. khasra nos. 226//1, 2, 9, 228//22, 23/1/1, 23/1/2, 23/2, 24, 26, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7, 18/1, 18/2, 18/3, 18/4, 18/5, 18/6, 248//3/1 total applied land falling in the revenue estate of village Sohna, Tehsil Sohna & Distt. Gurugram and located in the limits of Municipal Council, Sohna has been examined and it has been decided, in principle, to approve the above said Town Planning Scheme. It has been decided to migrate the 2.67 acres land of earlier approved town planning scheme in the form of DDJAY, which is included in above said 8.19 areas land. You are, therefore, called upon to fulfill the following requirements/pre-requisites as per the provisions of the Haryana Municipal Act, 1973 and the approval accorded by the Government within a period of 60 days from the date of issue of this letter, failing which request for approval of Town Planning Scheme shall be cancelled.

1. You are required to deposit the following fee and charges through bank draft drawn in favour of the Chief Administrator, Haryana Urban Infrastructural Development Board payable at Panchkula.
 - i. To deposit the **scrutiny fee** of Rs. 3,31,433/-.
 - ii. **License Fee:**
The license fee of Rs. 90,41,760/- (calculated @ of Rs. 7.125 lakh per acre for residential and 105.00 lakh per acres for Commercial) and after Adjustment made for the 2.67 acres area under migration i.e. Rs. 20,58,953/- the balance amount required to be deposited = **Rs.69,82,807/-**.
 - iii. **Conversion charges :-**
The conversion charges for Residential component for 31,817.06 sq.mtrs. is calculated @ Rs 78.75 per sq.mtrs. = Rs 25,05,593/- and Conversion charges for commercial component is Rs 1325.74 per sq.mtrs. calculated @ Rs. 630/- sq.mtrs.= Rs 8,35,217/-
Total Conversion charges= Rs 33,40,810/- and after adjustment made for the 2.67 acres land under migration i.e. Rs. 4,74,116/- and balance amount required to be deposited= **Rs. 33,40,810/-**

iv. **External Development Charges:**

To deposit an amount of Rs. 1,61,13,221/- (25% of total EDC of Rs. 6,44,52,884/-) before final permission and the balance amount shall be deposited in 6 half yearly installments with interest upto date alongwith BG of Rs. 1,20,84,916/- i.e. equal to 25 % of balance outstanding dues Rs. 4,83,39,663/- against EDC.

As per the clause no. 5 of the policy dated 08.02.2016 (substituted vide memo dated 25.08.2022) the applicant shall require to mortgage residential plots covering saleable area of 10% each against the bank guarantee required on account of IDW as well as EDC in favour of Director General. In case, said option is opted, then the area to be mortgaged may be indicated on the layout plan alongwith the revenue details thereof. The mortgage deed in this regard shall be executed as per the directions of the Department.

The applicant has already deposited the EDC amount in Municipal Council Sohna, hence the adjustment of EDC for 2.67 acre land under migration shall be made by MC Sohna at its own level for which the MC Sohna shall be conveyed separately.

(It is made clear that the rate of EDC has been calculated on the basis of EDC Indexation Mechanism policy dated 11.02.2016, which stands approved by Cabinet. If there will any changes and delay in the amendment in the Act/Rules w.r.t the said rates then differential amount from the original calculation will be required to be deposited as per demand.)

v. **Infrastructure Development Charges:**

To deposit the IDC of Rs. 76,84,813/- in favour of Chief Administrator, HUDDB (an amount of Rs.20,09,616/- is adjusted for 2.67 acre land under migration)

vi. **Internal Development Works:**

To furnish bank guarantee amounting to Rs. 43,40,700/- against the total cost of Internal Development Works amounting Rs. 1,73,62,800/-

Or

As per the clause no. 5 of the policy dated 08.02.2016 (substituted vide memo dated 25.08.2022) the applicant shall require to mortgage residential plots covering saleable area of 10% each against the bank guarantee required on account of IDW as well as EDC in favour of Director General. In case, said option is opted, then the area to be mortgaged may be indicated on the layout plan alongwith the revenue details thereof. The mortgage deed in this regard shall be executed as per the directions of the Department.

- vii. To submit report Noc of the Divisional Forest Officer, Gurugram for the applied Khasra nos.
- viii. To Submit the NOC from DHBVN regarding load sanction.
- ix. To submit the report from the LAO, Gurugram.
- 2. To execute two agreements as per specimen enclosed on non-judicial Stamp Paper of Rs. 100/- and also incorporate the instruction dated 14.06.2020 in Agreement.
- 3. Applicant shall transferred 10% area of the TP Scheme shall be transferred free of cost to the Government for provision of community Facility. Further applicant has an option to develop such area on its own or through third party subject to the following conditions: -
 - a) To construct such community site at its own cost which shall not be loaded/levied on the residents of the colony.

- b) The type of community site, to be developed in the colony, will be as specified by the Director on the basis of the requirement of community infrastructure at Sector level.
 - c) The licensee will not be allowed to sale such community building without the approval of Director and the proceeds of the same shall be transferred to RWA.
 - d) The licensee will not be allowed to earn any profit such as membership charges/fee from such community building.
 - e) The licensee will have to complete the community site and get the occupation certificate before obtaining full/part completion certificate.
4. To furnish an Undertaking on non- judicial stamp paper to following effect: -
- a) That applicant 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 this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health Services free of cost to the local authority.
 - b) That applicant shall integrate the services with Haryana Shehri Vikash Pradhikaran Services as and when available.
 - c) 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 provision of the Haryana Development and Regulation of Urban Area Act, 1975 or any application seeking Town Planning Scheme/Change of Land use permission under Haryana Municipal Act, 1973 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
 - d) That applicant understands that the development/construction cost of 24m/18m major internal roads is not included in the EDC rates and you shall pay the proportionate cost of acquisition of land, if any, along with the construction cost of 24m/18m wide major internal roads as and when finalized and demanded by the Department.
 - e) That applicant will transfer land falling under the 24/18 m wide sector road and green belt forming part of the Town planning Scheme free of cost to the Govt.
 - f) The applicant shall obtain NOC/Clearance as per provision of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
 - g) That applicant shall make his own arrangements for water supply, sewerage, drainage etc. to the satisfaction if DULB till these services are made available and the same is made functional from External Infrastructure to be laid by the Haryana Sherai Vikas Pradhikaran or any other execution agency.
 - h) That applicant shall obtain clearance from competent authority, if required under Punjab Land preservation Act, 1900 and any clearance required under any other law.
 - i) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
 - j) That the provision of solar water heater 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.
 - k) That applicant shall use only LED fitting for internal lighting as well as campus lighting.



- l) That applicant shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy of 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.
- m) That it will be made clear at the time of booking of plots 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 plot owners.
- n) That applicant shall keep pace of development at least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- o) That applicant shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per 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.
- p) That applicant shall complete the project within five years from date of grant of Town Planning Scheme.
- q) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- r) That applicant will pay the labour cess as per policy instructions issued by the Labour Department.
- s) That applicant shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the Colony.
- t) That no further sale has taken place after submitting application for grant of Town Planning Scheme.
- u) That applicant shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- v) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- w) That applicant shall abide by the terms and conditions of policy dated 08.02.2016 (DDJAY) and other direction given by the Director time to time to execute the project.
- x) 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.
- y) That the licensee shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- z) That applicant company shall execute the development works as per Environment Clearance and company 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 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.

aa) That you shall follow the Provision of the Real Estate (Regulations and Development) Act, 2016 and Rules framed there under shall be followed by the applicant in the letter and spirit.

5. That you shall submit the ownership verification report of DC, Gurugram before grant of TP Scheme.

(Note: all the fee and charges are subject to the Audit and reconciliation)

DA/As above


Director General,
Urban Local Bodies,
Haryana, Panchkula.


Endst. No. DULB/CTP/TP -Sohna/2023/

Dated:

A copy of the above is forwarded to the following for information and necessary action.

- i. The Deputy Commissioner, Gurugram.
- ii. District Town Planner, (P) Gurugram.
- iii. Executive Officer, Municipal Council, Sohnna.

Senior Town Planner,
for Director General, Urban Local Bodies,
Haryana, Panchkula.
