

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector 17 C, Chandigarh

Phone: 0172-2549349 e-mail:tcpharyana5@gmail.com

website:-http://tcpharyana.gov.in

Regd.

LC-III

(See Rule 10)

To

Smt. Manesh Yadav Wd/o Sh. Ravi Yadav,
Hemadri Real Estate Developers Pvt. Ltd.
C/o Pyramid Infratech Pvt. Ltd.,
H-38, Ground Floor,
M2K White House, Sector 57,
Gurugram-122002.

Memo No. LC-3783-JE (VA)/2019/ 4080 Dated: 12-02-2019

Subject:- Letter of Intent to grant of licence for setting up of an AFFORDABLE GROUP HOUSING COLONY on the land measuring 5.00 acres in the revenue estate of village Kherki Daula, Sector-76, Gurugram.

Please refer to your application dated 21.03.2018, 25.07.2018 & 23.01.2019 on the above cited subject

Your request for the grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976 framed thereunder for the development of an AFFORDABLE GROUP HOUSING COLONY on the land measuring 5.00 acres in the revenue estate of village Kherki Daula, Sector-76, Gurugram has been examined/considered by the Department under the policy issued vide memo no PF-27/48921 dated 19.08.2013 and it is proposed to grant licence to you. However, before grant of licence, you are 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 issuance of this notice, failing which the grant of licence shall be refused.

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

A. INTERNAL DEVELOPMENT WORKS (IDW)

A)	Tentative rates for GH@ ₹ 50.00 Lac per acre	= 5.00 acres
B)	Cost of Community Facilities	= Nil
C)	Total cost of Internal Development Works	= ₹ 250 Lacs
D)	25% B.G. on account of IDW	= ₹ 62.5 Lac

B. EXTERNAL DEVELOPMENT CHARGES (EDC)

A)	EDC for area GH Component: 4.8 acres x 104.0975 lac (equal to plotted)	= ₹ 499.668 Lacs
B)	EDC for Comm. Component: 0.2 acres x 486.1344 Lacs	= ₹ 97.2269 Lacs
C)	Total cost of EDC	= ₹ 596.8949 Lacs
D)	BG required equivalent to 25% of total EDC	= ₹ 149.2237 Lacs

3. 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

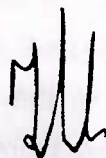
Bank Guarantee if any, required at the time of approval of Service Plan/Estimate according to the approved layout plan. With an increase in the cost of construction and an increase in the number of facilities in the layout plan, you would be required to furnish an additional bank guarantee within 30 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.

4. That you shall execute two agreements i.e. LC-IV & LC-IV-A Bilateral Agreement on Non-Judicial Stamp Paper of Rs. 10/-. Two copies of specimen of the said agreement are enclosed herewith for necessary action.
5. That you shall deposit an amount of ₹ 42,59,063/- on account of conversion charges through bank draft in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh.
6. To furnish an undertaking to the effect:-
 - a. That area coming under the sector roads and restricted belt/green belt, if any, which forms part of licenced 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.
 - b. 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.
 - c. That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - d. That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana.
 - e. That the affordable Group Housing Colony shall be laid out to conform to the approved building plans and the development works are executed according to the designs and specifications shown in the approved plan.
 - f. That the building plans of the Affordable Group Housing Colony shall be submitted within three months of the date of grant of licence and no construction/development shall be undertaken before approval of building plans.

- g. That you shall construct at your own cost, or get constructed by any other institution or individual at its costs, the community buildings on the lands set apart for this purpose, within four years from grant of licence extendable by the Director for another period of two years, for the reasons to be recorded in writing failing which 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 any institution including a local authority, for the said purposes, on such terms & conditions, as it may deem fit.
- h. That you shall integrate the services with Haryana Urban Development Authority services as and when made available.
- i. That you have not submitted any other application for grant of licence 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 Areas Restriction of Unregulated Development Act, 1963.
- j. That you have understood that the development/construction cost of 24 m/18 m major internal roads 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 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- k. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- l. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority.
- m. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- n. That you shall make provision of solar water heating system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- o. That you shall use only LED fitting for internal lighting as well as campus lighting.
- p. 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 approval of building plans to enable provision of site in licenced land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility.

- 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 floor/space holders for meeting the cost of Internal Development Works in the colony.
 - r. 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 licence granted.
 - s. That you shall deposit thirty per centum of the amount release, from time to time, by you, from the flat owner 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 you towards meeting the cost of internal development works in the colony.
 - t. That you shall not give any advertisement for sale of commercial area and flat in affordable Group Housing area before the approval of layout plan / building plans of the same.
 - u. 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.
 - v. 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.
 - w. That you shall furnish the Bank Guarantee against the total realization from the project at the rate of 15% within 90 days from the commencement of the project as per policy dated 19.08.2013.
 - x. That you shall abide by the terms and conditions as per affordable housing policy-2013 notified on 19.08.2013 as amended upto date.
7. 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.
8. You shall submit a certificate from the Deputy Commissioner, Gurugram/ District Revenue Authority stating that there is no further sale of the land applied for licence till date and applicant company is the owner of the land.
10. You shall intimate your official Email ID and the correspondence made to this email ID by the Department shall be treated legal.
11. The above demanded fee and charges are subject to audit and reconciliation of accounts.

DA/schedule of land.



(K. Makrand Pandurang, I.A.S)
Director,
Town & Country Planning,
Haryana, Chandigarh

Endst. LC-3783-JE (VA)-2019/

Dated:

A copy is forwarded to the following alongwith copy of land schedule for information and necessary action.

1. Chief Administrator, HSVP, Sector-6, Panchkula.
2. Director General, Urban Estates, Sector-6, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram, with the direction to verify demarcation at the site.

(Sanjay Kumar)
District Town Planner (HQ)
For Director, Town & Country Planning,
Haryana, Chandigarh

To be read with LOI No. 4080 dated 12-02- of 2019

Detail of land of Manesh Yadav Wd/o Ravi Yadav

Village	Rect No	Killa No	Total Area (K-M)
Kherki Daula	43	13/2	0-2
		14 Min	7-11
		8/2/2	1-4
		9/2	0-4
		13/1	7-18
		12/2	1-12
		18	8-0
		22/1	3-10
		23/1	3-11
		Total	33-12

Detail of land of Hemadri Real Estate Developers Pvt. Ltd.

Kherki Daula	43	12/1	6-8
		Total	40-0
			OR
			5.0 Acres


Director,
Town & Country Planning
Haryana



