

Directorate of Town & Country Planning, Haryana

Ayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.

Phone : 0172-2549349 Email: tcpharyana7@gmail.com

Website: <http://tcpharyana.gov.in>

Regd.

LC-III
(See Rule 10)

To

Reach Promoters Pvt. Ltd., Realbiz Realty LLP (*land owners*),
In collaboration with Reach Promoters Pvt. Ltd. (*Developer*),
410, 4th Floor, Ambadeep Building,
14, K.G. Marg, New Delhi-110001.
Email. dsrinivasula@reachpro.in

Memo No. LC-1900 C/PA (SK) 2024/ 24657

Dated: 05/08/2024

Subject: -

Letter of Intent for grant of licence to set up of Commercial Plotted Colony over an area measuring 6.25 acres (after migration of area 4.1125 acres from licence no. 150 of 2022, area 0.1688 acre from licence no. 17 of 2010 & fresh area measuring 1.9688 acres) in village Badshahpur in commercial belt of Sector-68, Gurugram -Reach Promoters Pvt. Ltd.

Please refer to your application dated 05.07.2024 & 25.07.2024 on the above cited subject.

Your request for the grant of license 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 setting up of Commercial Plotted Colony over an area measuring 6.25 acres (after migration of area measuring 4.1125 acres from licence no. 150 of 2022 dated 28.09.2022, area measuring 0.1688 acre from licence no. 17 of 2010 & fresh area measuring 1.9688 acres) in village Badshahpur in commercial belt of Sector-68, Gurugram has been examined/considered by the Department under the policy dated 18.02.2016, 06.03.2018 & 10.07.2019 and it is proposed to grant license to you.

Further, 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 license shall be refused.

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

A) External Development Charges:

- | | | |
|------|--|----------------------------|
| i) | Total Commercial Area | = 6.25 acres |
| ii) | Interim rate for EDC | = Rs. 416.385 Lac per acre |
| iii) | Total EDC | = Rs. 2602.45 Lac |
| iv) | EDC adjusted from licence no. 17 of 2010 & 150 of 2022 | = Rs. 1661.49 lacs |
| v) | Balance EDC | = Rs. 940.96 lacs |
| iv) | 25% Bank Guarantee required | = Rs. 235.24 Lacs |

(Valid for 5 years)

B) Internal Development Works:

- | | | |
|------|------------------------------|-------------------------|
| i) | Commercial Area | = 6.25 acres |
| ii) | Interim rate for development | = Rs.50.00 Lac per acre |
| iii) | Total cost of development | = Rs. 312.50 Lac |
| iv) | 25% bank guarantee required | = Rs. 78.125 Lacs |

(Valid for 5 years)

2. 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

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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.

3. You shall deposit an amount of Rs. 3,98,73,600/- on account of Balance license fee & Rs. 1,00,39,344/- on account of Conversion charges through online e-payment module available on departmental website i.e. www.tcpharyana.gov.in.
4. You shall furnish BG amounting Rs. 235.24 lacs against External Development Charges amounting Rs. 940.96 lacs. You have an option to mortgage 10% saleable area against submission of above said BG and in case, said option is adopted, then the area to be mortgaged may be indicated on the layout plan to be issued alongwith the license alongwith the revenue details thereof. The mortgage deed in this regard shall be executed as per the directions of the Department.

"It is made clear that 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 be any change and delay in the amendment in the Act/Rules w.r.t. the said rates, then differential amount from the original calculation will required to be deposited as per demand.

5. You shall furnish the Bank Guarantee of Rs. 108.73375 lacs on account of Internal Development works to be deposited online at website i.e. www.tcpharyana.gov.in. You have an option to mortgage 10% saleable area against submission of above said BG and in case, said option is adopted, then the area to be mortgaged may be indicated on the layout plan to be issued alongwith the license alongwith the revenue details thereof. The mortgage deed in this regard shall be executed as per the directions of the Department.
6. You shall execute two separate agreements i.e. LC-IV & LC-IV-B Bilateral Agreement on Non-Judicial Stamp Paper of Rs. 100/-. 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 the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(1)(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.*
7. You shall furnish an undertaking on non-judicial stamp paper of Rs. 100/- to the following effect that:-
 - a) That you will pay the Infrastructure Development Charges amounting to Rs. 1,19,51,600/- 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 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.
- c) 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.
- d) 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.
- e) 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.
- f) That you shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.
- g) 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 Restrictions of Unregulated Development Act, 1963.
- h) 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 Applicant Company 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.
- i) 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.
- j) 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 Shehari Vikas Pradhikaran.
- k) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- l) That you shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- m) That you shall use only LED fitting for internal lighting as well as campus lighting.
- n) 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 month 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.
- o) 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:

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account number and full particulars of the scheduled bank wherein applicant company has to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.

- p) 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.
- q) That you shall not give any advertisement for sale of commercial area before the approval of layout plan / building plans of the same.
- r) 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.
- s) That you shall keep pace of construction at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- t) 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, Applicant Company would 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.
- u) That you shall specify the detail of calculations per Sqm/per Sqft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- v) That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.
- w) That no pre-launch/sale of commercial site will be undertaken before approval of the layout plan.
- x) 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 of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- y) That the owner/developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Commercial Colony after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.
- z) That you shall abide with policy dated 19.12.2006 & 29.08.2019 and amended from time to time.
- aa) That you shall abide by with the Act/Rules and the policies notified by the Department for development of commercial colonies and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, 1975.

- bb) That you shall obey all the directions/restrictions imposed by the Department from time to time.
- cc) That you shall take prior permission from the District Forest Officer, Gurugram regarding cutting of any tree at applied site.
8. That you shall submit the NOC from Divisional Forest Officer, Gurugram before grant of final permission.
9. That certificate from DRO/Deputy Commissioner, Gurugram will be submitted certifying that the applied land is still under ownership of Applicant Company.
10. That 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. That you shall undertake to indemnify State Govt. / Department for loss occurred or legal complication arising due to pending litigation and the land owning / developer company will be responsible for the same in respect of applied land.
12. That you shall submit an affidavit duly attested by 1st Class Magistrate, to the effect that applicants 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 Schedule Roads and Controlled Areas restrictions of Unregulated Development Act, 1963 or have not applied for licence/ permission under any other law for the time being in force.
13. That in the existing licence occupation certificate of existing building constructed on a part of licenced land stands granted, third party rights stands created, hence, revision is required in the existing layout/ building plan, which results in, change in the plan which formed the basis for existing allottees to book their plots/ flats, hence, you shall submit 2/3rd consent of existing allottee before grant of licence.
14. That you shall invite objections from the allottees of licence No. 150 of 2022 & 17 of 2010 as per policy dated 25.01.2021 (available on the departmental website) as per procedure given as under:-
- i. *That the colonizer shall invite objections from each existing allottee regarding the said amendment in the proposed migration through an advertisement to be issued at least in three National newspapers widely circulated in District, of which one should be in Hindi Language, within a period of 10 days from the issuance of approval.*
 - ii. *Each existing allottee shall also be informed about the proposed migration through registered post with a copy endorsed to the Senior Town Planner, Circle office within two days from the advertisement as per (a) above clearly indicating the last date for submission of objection. A certified list of all existing allottees shall also be submitted to the Senior Town Planner, Circle office.*
 - iii. *A copy of the earlier approved site plan duly showing proposed migration approved in principle shall be hosted on your website and site office for information of all such existing allottees.*
 - iv. *That the colonizer shall submit certificate from the Senior Town Planner, Circle office about hosting the proposed changes in the earlier approved plan on the website of the licensee.*
 - v. *To display the approved duly showing proposed migration changes at your site office.*

- vi. That the allottees may be granted 30 days' time to file their objections in the office of the Senior Town Planner, Circle office. During this 30 days' period the original site plan as showing proposed migration area shall be available in the office of the colonizer as well as in the office of the Senior Town Planner, Circle office for reference of the allottees.
- vii. The objections received, if any, shall be examined by the office of the Senior Town Planner, Circle office. The Senior Town Planner, Circle office shall give an opportunity of hearing to the colonizer and objector to explain their position regarding proposed migration and shall submit the recommendation to the Competent Authority, within a period of 90 days from the issuance of the advertisement. The Competent Authority may decide to make amendments in the site plan, which shall be binding upon the colonizer.
- viii. That the colonizer shall submit a report clearly indicating the objection if any, received by him from the allottees and action taken thereof alongwith undertaking to the effect that the rights of the allottees have not been infringed, and that no objection on the changes has been received from any existing allottee.
- ix. That you shall not give the advertisement for booking/sale of apartment till the final approval of revised building plan.
15. That you shall intimate their official Email ID and the correspondence made to this email ID by the Department shall be treated legal.
DA/schedule of land.



(Amit Khatri, IAS)
Director, Town & Country Planning
Haryana, Chandigarh

Dated: 05-08-2024

Endst. LC-1900 C/PA (SK)/2024/ 24652-56

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, Urban Estates, Sector-6, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Forest Officer, Gurugram.
5. District Town Planner, Gurugram with a request to send a copy of duly verified demarcation plan through Circle Office.


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

To be read with LOI Memo No. 24657 Dated 05/08/2024 of 2024

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)
Badshahpur	Reach Promoters Pvt. Ltd.	122	17/2	5-11
			24/2	7-12
			25/1min	0-19
			25/2min	6-4
		133	4/3	5-13
			5min	0-14
			6min	0-14
			7/1/1	3-10
			14/2/2	1-7
			15/1min	0-14
		123	21/2	0-13
			21/3min	0-5
			22/1min	0-9
	Realbiz Realty LLP.	133	16min	7-3
			25/1min	1-12
		132	20/2/1	5-3
			20/2/2	1-17
			Total	50-0 Or 6.25 acres

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