

Directorate of Town & Country Planning, Haryana
Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhya Marg -
Chandigarh; Phone: 0172-2549349
e-mail: tcpharyana7@gmail.com; http://tcpharyana.gov.in

Regd.

(LC-III, See Rule 10)

To

Sadan Realtech Pvt. Ltd.
4th Floor, M2K Corporate Park,
N Block, Mayfield Garden,
Sector 51, Gurugram-122003.

Memo No. LC-4227/JE(DS)/2020/21810 Dated: 01-09-2021

Subject:-

Letter of Intent- Request for grant of licence for setting up Affordable Plotted Colony (DDJAY-2016) over an area measuring 14.1375 acres (after migration from license no 98 of 2012 dated 07.09.2012 granted for an area measuring 15.331 for setting up of Group Housing Colony) in the revenue estate of village Dhanwapur, Sector- 104, Distt. Gurugram being developed by Sadan Realtech Pvt. Ltd.

Please refer to your application dated 05.12.2019 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 the development of a Affordable Plotted Colony (DDJAY-2016) over an area measuring 14.1375 acres (after migration from license no 98 of 2012 dated 07.09.2012 granted for an area measuring 15.331 for setting up of Group Housing Colony) in the revenue estate of village Dhanwapur, Sector- 104, Distt. 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 license 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 license shall be refused.

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

(A) INTERNAL DEVELOPMENT WORKS (IDW)

i.	IDW for area Plotted Component: 13.572 acre x 20 lacs	= Rs. 271.44 Lacs
ii.	IDW for Comm. Component: 0.5655 acre x 50 Lacs	= Rs. 28.275 Lacs
iii.	Cost of Community Facilities	= Nil
iii.	Total cost of Internal Development Works	= Rs. 299.715 Lacs
iv.	25% B.G. on account of IDW	= Rs. 74.92875 Lacs (Valid for five years)


Director
Town & Country Planning
Haryana, Chandigarh

(B). 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.

- (C) 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. To execute two agreements i.e. LC-IV & LC-IV-A Bilateral Agreement on Non-Judicial Stamp Paper of ₹ 10/-.

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

- i. 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.
- ii. You shall integrate the services with Haryana Shehri Vikas Pradhikaran Development Authority services as and when made available.
- iii. 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.
- iv. You will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to workout the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked on the layout plan to be approved alongwith the license.
- v. You understand that the development/ construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they 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.
- vi. You shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- vii. 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 Shehri Vikas Pradhikaran (HSVP).
- viii. You shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- ix. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- x. That the provision of solar water heating 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.
- xi. You shall use only LED light for internal lighting as well as campus lighting.

Director
Town & Country Planning
Haryana

- xii. 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 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.
- xiii. That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of non 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. applicant company shall also provide detail of calculation of EDC per sqm/per sft to the allottees while raising such demand from the plot owners.
- xiv. You shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- xv. You shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get 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.
- xvi. You shall complete the project within seven years (5+2 years) from date of grant of license as per clause 1(ii) of the policy notified on 01.04.2016.
- xvii. That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- xviii. You will 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.
- xix. 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 received from the plot holders for meeting the cost of Internal Development Works in the colony.
- xx. That no further sale has taken place after submitting application for grant of licence.
- xxi. You shall not give any advertisement for sale of plots/ commercial area before the approval of layout plan.
- xxii. That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxiii. You shall abide by the terms and conditions of the policy notified on 01.04.2016.
- xxiv. 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.
- 5. That you shall submit the NOC from District Forest Officer Gurugram regarding applicability of any Forest Law/notifications.

6. That certificate in original from DRO/Deputy Commissioner, Gurugram will be submitted certifying that the applied land is still under ownership of applicant company.
7. 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 license/change of land use under the provision of the Punjab Schedule Road and Controlled Areas Restrictions of Unregulated Development Act, 1963.
8. 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.
9. That you shall construct the road and transfer the land falling under 24 mtr wide circulation road measuring 1.1935 acres free of cost in favour of Government under the provisions of Section 3(3)(iii) of HDR Act, 1975 as per condition no. 3 of license no. 98 of 2012 before grant of license.
10. That you will intimate their official Email ID and the correspondence on this email ID by the Deptt. will be treated as receipt of such correspondence.



(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana Chandigarh

Endst. LC-4227/JE(DS)/2020/

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. Additional Director, Urban Estates, Sector-6, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram, with the direction to verify demarcation at the site and report regarding .
5. CAO O/o DTCP, Haryana.
6. Nodal Officer (Website) O/o DTCP, Hr.


(S.K. Sehwat)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh