

## Directorate of Town and Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Chandigarh,  
Phone: 0172-2549349; e-mail: tcpharyana6@gmail.com

Regd.

LC-III  
(See Rule 10)

To

Sungold Heights Developers LLP.,  
In collaboration with Signature Global (India) Ltd.,  
13<sup>th</sup> Floor, Dr. Gopal Das Bhawan,  
28 Barakhamba Road, Connaught Place,  
New Delhi-110001.

Memo No. LC-5139-B-DS (AK)/2024/ 38456

Dated: 06-12-24

**Subject:** Letter of Intent:-Request for grant of licence for setting up of Industrial Plotted Colony over an area measuring 6.06875 acres (in addition to licence no. 104 of 2024 dated 01.08.2024) falling in the revenue estate of village Sidhrawali, Tehsil Manesar, District Gurugram- Signature Global (India) Ltd.

Please refer to your application dated 07.06.2024 on the above cited subject.

Your request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975, and Rules framed there under for development of Industrial Plotted Colony over an area measuring 6.06875 acres (in addition to licence no. 104 of 2024 dated 01.08.2024) falling in the revenue estate of village Sidhrawali, Tehsil Manesar, District Gurugram has been considered and it is proposed to grant license for setting up of aforesaid Industrial Plotted Colony. 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 Rule, 1976 within a period of 60 days from the date of issue of this letter, failing which request for grant of licence shall be refused:-

1. To deposit an amount of Rs. 1,69,054/- on account of scrutiny charges in favour of the Director, Town & Country Planning, Haryana through online mode.
2. You have an option to either to deposit an amount of Rs. 76,89,89,881/- Crore on account of External Development Charges in favour of Director, Town and Country Planning, Haryana, Chandigarh through online on e-payment portal of the Department before grant of licence or furnish 25% Bank Guarantee of Rs.19,22,47,470/- lacs on account of External Development Charges before grant of licence and shall pay the amount of EDC in the ten half yearly installments each with normal interest of 12% p.a. and penal interest of 3% for the delayed period in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh.
3. To furnish bank guarantee amounting 64.48075 lacs against 25% of the total cost of Internal Development Works amounting Rs. 257.923 lacs.

\*\*It is made clear that bank guarantee of Internal Development Works has been worked out on the interim rates and you will have to submit the additional bank guarantee, if any required, at the time of approval of Service Plan/Estimate. With an increase in the cost of construction, you would be required to furnish an additional bank guarantee within 30 days on demand.

4. To execute two agreements i.e. LC-IV & Bilateral Agreement on Non-Judicial Stamp Paper of 100/-. Further, following additional clauses shall be added in LC-IV agreement as per Government instruction dated 14.08.2020.

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- I. *That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(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 that paid as per the prescribed schedule.*

5. To submit an undertaking that:-

- i) That you shall pay External Development Charges as and when the site comes in urbanizable limits.
- ii) 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.
- iii) That you shall construct 18/24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government as and when site comes in urbanizable limit.
- iv) That you shall integrate the services with the HSVP services as per the approved service plans and as and when made available.
- v) That you shall have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP is finally able to acquire any land in the interest of planned development and integration of services. The decision of the Competent Authority shall be binding upon you.
- vi) That you shall provide basic facilities (sewer, water etc) in the colony upto the satisfaction of the Director, as on date the services are not being provided by HSVP.
- vii) That you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Urban Development Authority or any other execution agency.
- viii) That you shall submit NOC as required under notification dated 14.09.2006.
- ix) 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.
- x) There is no further sale of the land applied for licence after submission of licence application till date.
- xi) That you shall provide the Solar water heating system as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.

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- xi) That you shall provide the Solar water heating system as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
  - xii) That you shall not encroach the revenue rasta passes through the site and shall provide appropriate access to the land of others situated in between the applied land.
  - xiii) That you shall comply with the terms and conditions of policy dated 01.10.2015 and other direction given by the Director time to time to execute the project.
  - xiv) 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 seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
  - xv) That you have not violated the provision of the Haryana Ceiling of Land Holdings Act, 1972
  - xvi) That you have not submitted any other application for applied site for CLU /licence.
  - xvii) That you shall abide by the terms and condition of policy dated 01.10.2015 and 03.09.2019.
  - xviii) That the owner/developer shall integrate the bank account in which 70% allottee receipts are credited under Section-4(2)(I)(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.
  - xix) 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.
  - xx) That you shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant in letter and spirit.
  - xxi) That you shall provide the entire master services at your own cost.
  - xxii) You shall not encroach the revenue rasta passes through the applied site if any and keep it thoroughfare movement of general public.
  - xxiii) That you shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree in their applied site.
6. That you shall submit the NOC from the Divisional Forest Officer, Gurugram regarding applicability of any forest law/ notification on the applied site in revenue estate of village Sidhrawali at NH-48 road, before issuance of final permission.
  7. 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.
  8. 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.
  9. 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

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Unregulated Development Act, 1963 or have not applied for licence/ permission under any other law for the time being in force.

10. That you shall submit an undertaking from the land owning companies/ owners that this land has not been sold to any person after entering into collaboration agreement with the colonizer to whom LQI is being issued and also that presently there is no collaboration agreement enforced with any other person for the same land.
11. That certificate from DRO/Deputy Commissioner, Gurugram will be submitted certifying that the applied land is still under ownership of applicant company, encumbrance free and not under acquisition proceedings.
12. That you shall submit the NOC/Access permission from NCRTC/competent authority regarding R.O.W of RRTS, before issuance of final permission.
13. ✓ You shall submit an indemnity bond indemnifying Director w.r.t. final outcome of the SLP(C) no. 15439 of 2022 of Hon'ble Supreme Court of India.
14. That company will intimate their official Email ID and the correspondence on this Email ID by the Deptt. will be treated as receipt of such correspondence.

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

Endst no. LC-5139-B-DS(AK)/2024/

Dated:

A copy is forwarded to the following for information and necessary action:-

- i. Deputy Commissioner, Gurugram.
- ii. Senior Town Planner, Gurugram.
- iii. District Town Planner, Gurugram.
- iv. District Town Planner(E), Gurugram.
- v. Director Urban Estate Haryana, Sector-6, Panchkula.
- vi. Project Manager (IT) with a request to update the status on website.

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



38456      06/12  
To be read with LOI Memo No.....Dated.....of 2024.

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)
Sidhrawali	Sungold Heights and developers LLP.	78	20/2min	5-4
			21min	6-8
		89	1min	6-8
			10/1min	2-10
			10/2min	3-19
			11/1min	1-12
		76	9/2/1	3-6
		66	22	8-0
		77	2/1	7-6
			9/2	3-18
			Total	48-11 Or 6.06875 Acres

Director  
Town & Country Planning  
Haryana, Chandigarh