

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SECTOR-18, CHANDIGARH.

Tele-Fax: 0172-2548475; Tel.: 0172-2549851, E-mail: tcphrv@gmail.com, Website: www.tcpharyana.gov.in

Memo No. NC/LC-2487/2013/ 42361

Date: 10/6/13

To

Ozone G.S.P.Infratech.
SCO No.35,11 D Market,
Faridabad.

Subject: Letter of intent for grant of license to develop Group Housing Colony on the land measuring 1.744 acres falling revenue estate of Village Atmadpur in Sec-31, Faridabad.

Reference your application dated 20.10.2010 & 25.08.2012 on the subject noted above.

Your request for the grant of license under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed there under for the development of a Group Housing Colony on the land measuring 1.744 acres falling in the revenue estate of Village Atmadpur in residential Sector-31, Faridabad, has been examined/ considered by the Department and it is proposed to grant license to you. You are, therefore, called upon to fulfill the following requirements / prerequisites 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 letter of Intent (hereinafter referred as LOI), failing which the grant of license shall be refused.

3. To furnish a bank guarantee on account of Internal Development Works and External Development Charges which have been worked out as under:-

Internal Development Works:-

9. Total Area	= 1.744 acres
10. Interim rate of development	= Rs. 50.00 lacs per acre
11. Total cost of IDW	= Rs. 87.20 lacs
12. 25% BG on A/c of IDW	= Rs. 21.80 lacs

In this case no community site is required as per area norms, therefore 25% bank guarantee is not required.

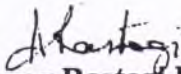
External Development Charges:-

17. Total Area	= 1.73528 acre
18. Rate of development	= Rs. 340.91 lacs per acre
19. Total cost of EDC	= Rs. 591.574 lacs
20. 0.5% Comm. Component	= 0.00872 acre
21. Rate of development	= Rs. 341.15 lacs per acre
22. Total cost of EDC	= Rs. 2.975 lacs
23. Grand total (3 + 6)	= Rs. 594.546 lacs
24. 25% BG on A/c of EDC	= Rs. 148.637 lacs

4. It is made clear that the bank guarantee for 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 / estimates 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.

5. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of Rs.3/-. Two copies of specimen of the said agreements are enclosed herewith for necessary action.
6. To deposit an amount of Rs. 7,87,871/- on account of balance licence fee in favour of Director General, Town & Country Planning, Haryana Payable at Chandigarh. However, in principle approval of the Govt. for revision in the rates of licence fees stands received. The difference in licence fees as per new rate is Rs.16,65,869/-
✓ (minus already deposited licence fee) You are accordingly required to either deposit the said amount or submit an undertaking to the effect that the difference in licence fees as per revised rates shall be deposited as and when demanded by the Director.
7. To deposit an amount of Rs. 9,14,889/- on account of Conversion Charges in favour of Director General, Town & Country Planning, Haryana payable at Chandigarh.
8. ✓ To submit an undertaking that you will pay the Infrastructure Development Charges amounting to Rs. 56,92,957/- @ Rs.460/- per sq. metre with 175 FAR for the Group Housing Area and @ Rs.750/- per sq. mtr with 150 FAR for the commercial area, in two equal installments. First Installment will be due with in 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.
9. ✓ To furnish an undertaking that the portion of sector/master plan road which shall form part of the licensed area will be transferred to the Govt. free of cost in accordance with the provisions of section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
10. ✓ To furnish an undertaking that you will transfer the land forming part of service road / 18 mtr. wide internal road as well as green belt, if any, free of cost.
11. ✓ To furnish an undertaking to the effect that it is understood that the development / construction cost of 18/24 mtr. wide road / major internal road/ service road is not included in the EDC rates and that you will pay the proportionate cost for acquisition of land, if any, alongwith construction cost of 18/24 mtr. wide road / major internal road/ service road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana. To furnish an undertaking that you will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
12. ✓ The rain water harvesting system shall be provided as per Central Ground Water Authority Norms / Haryana Govt. notification as applicable.
13. ✓ To furnish an undertaking that you will make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DGTCPL till these services is made available from external infrastructure to be laid by HUDA.
14. ✓ To furnish an undertaking to the effect that you will have no objection to the regularization of the boundaries of the licensed area through give and take with HUDA if required for integration of services and for planned development and will abide by the decision of the competent authority.
15. ✓ To furnish an undertaking that you will have no objection for give and take of land for the integration of the services and planning with the HUDA services. The provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an Occupation Certificate.
16. ✓ To furnish an undertaking that you will have no objection for give and take of land for the integration of the services and planning with the HUDA services.
17. ✓ To furnish an undertaking that you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility to enable the provisions of site for Transformer/Switching Stations/Electric Sub Stations as per the norms specified by the power utility in the project site before submissions of building plans

18. To submit a certificate from the District Revenue Authority stating that there is no further sale of the land applied for license till date and applicants are owner of the land.
19. ✓ That you shall abide by the policy dated 14.06.2012 related to allotment of EWS Flats/Plots.
20. ✓ That you will abide for paying the labour cess as per policy instructions issued by Haryana Government vide memo No. MISC.2057-5/25/2008/2TCP dated 25.02.2010.
21. That you will intimate the official "E-mail ID" to the Department and correspondence done by Department on this "ID" shall be treated as legal and valid.
22. No licence application in future be entertained unless the collaboration agreements are registered before the Sub-Registrar having territorial jurisdiction of the area in which the land falls.
23. To submit an affidavit from the land owners that this land has not been sold to any person after entering into collaboration agreement with the colonizer to whom LOI is being issued and also that presently there is no collaboration agreement enforced with any other person for the same land.
24. ✓ To furnish an undertaking that you will obtain NOC/approval of the competent authority, as per the provisions of the notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Govt. of India before starting the development works at site.
25. ✓ To furnish an undertaking that you will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
26. ✓ To demolish unauthorized construction existing at site in terms of Security room and chowkidar room etc. and submit verification report of District Town Planner (Enf) Faridabad before issuance of the licence.
27. You will complete the demarcation at site within 7 days from the date of issuance of LOI and will submit the same in the office of District Town Planner, Faridabad within 15 days from the date of issuance of the LOI.
28. ✓ To submit an undertaking for compliance of Rule-24, 26, 27 & 28 of Rules 1976 & Section-5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount realized from the flat holders for meeting the cost of internal development works in the colony.
29. ✓ That you will give details of calculations per square meter / per square feet which is being demanded from the buyers, if the rates of plots do not include IDC/EDC and are to be charged separately as per the rates fixed by Government from the buyers.
30. ✓ To submit an undertaking that pace of construction should be atleast in accordance with your sale agreement with the buyers of the flats as and when scheme is launched.
31. The above demand for fee and charges is subject to audit and reconciliation of accounts.


(Anurag Rastogi, IAS)
Director General
Town & Country Planning,
Haryana, Chandigarh

Endst. No. (NC)/LC-2487/2013/

Dated _____

A copy is forwarded to the following alongwith copy of land schedule with directi to verify demarcation at the site as per office memo no. Misc. 2072/JD(BS)/2010/11451- dated 14.09.2010.

- i) Senior Town Planner, Faridabad.
- ii) District Town Planner, Faridabad.
- iii) District Town Planner (Enf) Faridabad.

(Sunita Sethi)
District Town Planner (HQ)
For Director General, Town & Country Planning,
Haryana, Chandigarh

- 12. That you will comply with the Rule-24, 26, 27 & 28 of Rules 1976 & Section-5 of Haryana Development and Regulation of Urban Areas Act, 1975 and you shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount realized from the buyers for meeting the cost of internal development works in the colony.
- 13. That you will give break-up of calculation per square meter which is demanded from the allottees which conveying the booking rate to all such allottees, if the rates of flats do not include IDC/EDC and are to be charged separately as per the rates fixed by Government from the allottees.
- 14. That you shall abide with the policy dated 08.07.2013/ instructions issued by Department from time to time related to construction / allotment of EWS flats.
- 15. That you shall demolish unauthorized construction of wall / chowkidar room / security room before approval of Building Plans.
- 16. That the development/construction cost of 18 / 24 mtr wide road/major internal road is not included in the EDC rates. You will pay the proportionate cost for acquisition of land, if any, along with construction cost of 18 / 24 mtr wide road/major internal road as and when finalized and demanded by the Director General, Town and Country Planning, Haryana.
- 17. The licence is valid upto 02/12/2017.

Dated: Chandigarh
The 03/12/2013.

Anurag Rastogi
(Anurag Rastogi, IAS)
Director General,
Town and Country Planning,
Haryana, Chandigarh.
Dated:- 9/12/13 *same as above*

Endst. No.-NC/LC-2487/2013/ 59987

- A copy is forwarded to the following for information and necessary action:-
- 1. Ozone G.S.P. Infratech, OZONE House, B-1/21, Main Mathura Road, Sector-11, Faridabad-121006 alongwith Agreement, LC-IV and Bilateral Agreement with approved Zoning Plan.
 - 2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
 - 3. Chief Administrator, HUDA, Panchkula.
 - 4. Chief Administrator, Housing Board, Haryana, Panchkula alongwith copy of agreements.
 - 5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
 - 6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, SCO No. 1-3, Sector-17D, Chandigarh.
 - 7. Addl. Director Urban Estates, Haryana, Panchkula.
 - 8. Administrator, HUDA, Faridabad
 - 9. Chief Engineer, HUDA, Panchkula.
 - 10. Superintending Engineer, HUDA, Faridabad along with copies of agreements.
 - 11. Land Acquisition Officer, Faridabad
 - 12. Senior Town Planner, Faridabad alongwith approved Zoning Plan. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 7 above before starting the Development Works.
 - 13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
 - 14. Senior Town Planner (Monitoring Cell), Haryana, Chandigarh.
 - 15. District Town Planner, Faridabad along with copies of agreements and approved Zoning Plan.
 - 16. Chief Accounts Officer O/o Senior Town Planner, Monitoring Cell, Chandigarh alongwith copy of agreements, original Bank Guarantees have already been sent.
 - 17. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with copies of agreements.

Sunita Sethi
(Sunita Sethi)
District Town Planner (Hq)
For Director General, Town and Country Planning,
Haryana, Chandigarh

FORM LC-V
(See Rule-12)
Haryana Government
Town and Country Planning Department

Licence No. 102 of 2013.

This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to Ozone G.S.P. Infratech, OZONE House, B-1/21, Main Mathura Road, Sector-11, Faridabad-121006 for setting up of a Group Housing Colony on the land measuring 1.744 acres falling revenue estate of Village Atmadpur in Sec-31, Faridabad.

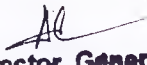
1. The particulars of land wherein the aforesaid Group Housing Colony is to be set up are given in the schedule annexed hereto and duly signed by the Director General, Town and Country Planning, Haryana.
2. The license is granted subject to the following conditions:-
 - a) That the Group Housing Colony is laid out to conform to the approved layout plan and the development works are executed according to the designs and specifications shown in the approved plan.
 - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 made there-under are duly complied with.
3. That you shall construct the portion of service road /internal circulation plan road passing through the site area at your own cost and will transfer the same free of cost to the Government.
4. That you shall derive permanent approach from the service road provided along the development plan road.
5. That you will not give any advertisement for sale of flats/floor area in Commercial Complex before the approval of layout plan/building plans.
6. That the portion of sector/development plan road which shall form part of the licenced area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
7. That you shall obtain approval/NOC from the competent authority to fulfill the requirements of notification dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
8. That you will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
9. That you shall convey 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director General, within two months 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 your project site.
10. That you will make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from external infrastructure to be laid by HUDA.
11. That you will have no objection to the regularization of the boundaries of the licensed area through give and take with HUDA if required for integration of services and for planned development and will abide by the decision of the competent authority.

Handwritten signature
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To be read with License No. 102 of 2013/^{2/12}/₂₀₁₃

Detail of land owned by Ozone G.S.P. Infratech, Village Atmadpur, District Faridabad.

Village	Rect. No.	Killa No.	Total Area K-M-S	Considered Area K-M-S
Atmadpur	23	6/1/2	0-14-0	0-1-0
		6/1/1	5-10-0	5-10-0
		15/2/2	6-8-0	6-5-0
		15/2/1	0-17-0	0-0-1
		16/1	2-5-0	2-3-0
			Total	13-19-1
			Or Say	1.744 acres


Director General
Town & Country Planning
Haryana, Chandigarh
Amayjit Singh

FORM LC-V
(See Rule-12)
Haryana Government
Town and Country Planning Department

Licence No. 102 of 2013

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 - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 made there-under are duly complied with.
3. That you shall construct the portion of service road /internal circulation plan road passing through the site area at your own cost and will transfer the same free of cost to the Government.
4. That you shall derive permanent approach from the service road provided along the development plan road.
5. That you will not give any advertisement for sale of flats/floor area in Commercial Complex before the approval of layout plan/building plans.
6. That the portion of sector/development plan road which shall form part of the licenced area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
7. That you shall obtain approval/NOC from the competent authority to fulfill the requirements of notification dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
8. That you will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
9. That you shall convey 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director General, within two months 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 your project site.
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11. That you will have no objection to the regularization of the boundaries of the

Shastri

12. That you will comply with the Rule-24, 26, 27 & 28 of Rules 1976 & Section-5 of Haryana Development and Regulation of Urban Areas Act, 1975 and you shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount realized from the buyers for meeting the cost of internal development works in the colony.
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17. The licence is valid upto 02/12/2017.

Dated: Chandigarh
The 03/12/2013

Anurag Rastogi
(Anurag Rastogi, IAS)

Director General,
Town and Country Planning,
Haryana, Chandigarh.

Endst. No.-NC/LC-2487/2013/ 59987

Dated:- 9/12/13 *same@chud*

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4. Chief Administrator, Housing Board, Haryana, Panchkula alongwith copy of agreements.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, SCO No. 1-3, Sector-17D, Chandigarh.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Faridabad
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Faridabad along with copies of agreements.
11. Land Acquisition Officer, Faridabad
12. Senior Town Planner, Faridabad alongwith approved Zoning Plan. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 7 above before starting the Development Works.

13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. Senior Town Planner (Monitoring Cell), Haryana, Chandigarh.
15. District Town Planner, Faridabad along with copies of agreements and approved Zoning Plan.
16. Chief Accounts Officer O/o Senior Town Planner, Monitoring Cell, Chandigarh alongwith copy of agreements, original Bank Guarantees have already been sent.
17. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with copies of agreements.



(Sunita Sethi)

District Town Planner (Hq)
For Director General, Town and Country Planning,
Haryana, Chandigarh

To be read with License No. 102 of 2013/¹²/₂₀₁₃

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		6/1/1	5-10-0	5-10-0
		15/2/2	6- 8- 0	6-5-0
		15/2/1	0-17-0	0-0-1
		16/1	2-5-0	2-3-0
			Total	13-19-1
			Or Say	1.744 acres


Director General
Town & Country Planning
Haryana, Chandigarh
Amayjit Singh