

Directorate of Town and Country Planning, Haryana
SCO No. 71-75, 2nd Floor, Sector-17 C, Chandigarh, web site: tcepharyana.gov.in
Phone: 0172-2549349; e-mail: tcephry@gmail.com

Regd.

LC-III
(See Rule 10)

To

USG Promoters Pvt. Ltd.,
In Collaboration with Ras Developments Pvt. Ltd.,
812 & 812-A, Chiranjeev Tower, 43, Nehru Place,
New Delhi - 110019

Memo No. LC-3052-JE (BR)-2014/22309 Dated: 12/9/14

Subject:- Letter of Intent for grant of licence for setting up of an affordable group housing colony on the land measuring 7.006 acres in the revenue estate of village Padhana, Sector-16, District Karnal-RAS Developments Pvt.Ltd.

Reference: Your application dated 02.09.2013.

2. 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 GROUP HOUSING COLONY** on the land measuring 7.006 acres falling in the revenue estate of Village Padhana, Sector 16, District Karnal 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/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.

3. To furnish 25% bank guarantee on account of internal development works and external development charges for the amount calculated as under:-

- A. **INTERNAL DEVELOPMENT WORKS (IDW)** = 7.006 acres
Total area under Group Housing colony
@ Rs. 50.00 Lac per acre
- Total Cost of development = Rs. 350.30 Lac
25% bank guarantee on account of IDW = Rs. 87.575 Lac
(Valid for 5 years, having minimum 3 months claim period)
- B. **EXTERNAL DEVELOPMENT CHARGES (EDC)**
- i) Area under Group Housing Component = 6.726 acres
= Rs. 53.96 Lacs
- ii) Interim rates for EDC Amount = Rs. 362.93 Lacs
= 0.28 acres.
- iii) Area under Comm. Component
- iv) Interim rate for EDC @ Rs. 215.81 Lac per acres (with FAR of 1.75) = Rs. 60.43 Lacs
Amount = Rs. 423.36 Lacs
- v) Total cost of development = Rs. 105.84 Lacs
- vi) 25% bank guarantee required = Rs. 105.84 Lacs
(Valid for 5 years, having minimum 3 months claim period)

DG, TCP (HR)


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/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.

4. To execute two agreements i.e. LC-IV and Bilateral Agreement LC-IV-A on Non-Judicial Stamp Paper of Rs. 10/- . Copies of the specimen of said agreements are enclosed herewith for necessary action.
5. To deposit an amount of Rs. 28,57,506/- (Rupees Twenty Eight Lacs, Fifty Seven Thousand and Five Hundred Six only) on account of conversion charges be sent through Bank Draft in favour of the Director General, Town & Country Planning, Haryana payable at Chandigarh
(Note: The above demanded fee & charges are subject to audit and reconciliation of accounts).
7. To furnish an undertaking on non-judicial stamp paper of Rs. 10/- to the following effect:-
 - I. That area coming under the sector roads and restricted belt / green belt 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.
 - 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 be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DG,TCP Haryana.
 - IV. 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 license 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.
 - V. That you shall integrate the services with Haryana Urban Development Authority services as and when made available.
 - VI. 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.
 - VII. 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.

- VIII. 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.
- IX. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority.
- X. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- XI. 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.
- XII. That you shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.
- XIII. 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 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.
- XIV. That you shall submit compliance of Rule 27 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 realized from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- XV. 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.
- XVI. That you shall not pre-launch/sale of flat / space before approval of the building plans.
- XVII. 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.
- XVIII. 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.
- XIX. That you shall furnish the Bank Guarantee against the total realization from the project at the rate of 10% within 90 days from the commencement of the project as per policy dated 19.08.2013.
- XX. That you shall abide by the terms and conditions as per affordable housing policy-2013 notified on 19.08.2013.
8. That you shall submit a fresh agreement in continuation of the collaboration agreement submitted earlier by incorporating following conditions.

- i. That RAS Developments Pvt. Ltd. shall be responsible for compliance of all terms and conditions of licence/Provisions of the Haryana Development and Regulation of Urban Areas Act, 1975. And the Rules made thereunder till the grant of final completion certificate to the colony or relieved of the responsibility by the DGTCP Haryana, whichever is earlier.
- ii. The said agreement will be irrevocable and no modification/alteration etc in terms and condition can be undertaken, except after obtaining prior permission of DGTCP Haryana.
9. 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 Applicant Company is the owner of the land.
10. That you shall leave right of way along 33 KV HT line, passes over the site.
11. That you will intimate your official Email ID and the correspondence on this email ID by the Deptt. will be treated receipt of such correspondence.
12. That you will complete the demarcation at site within 7 days and will submit the demarcation plan in the office of District Town Planner, Karnal within 15 days of issuance of this memo.

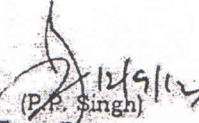

(Anurag Rastogi)
Director General,
Town & Country Planning
Haryana Chandigarh

Endst. No LC-3052-JE(BR)-2014/ 22310-314

Dated: 12/9/14

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


1. Chief Administrator, HUDA, Panchkula.
2. Senior Town Planner, Panchkula.
3. Chief Accounts Officer of this Directorate.
4. District Town Planner, Karnal with the request to supply the demarcation plan after verification within 15 days after submission of the demarcation plan by the applicant company.


(P.P. Singh)
District Town Planner
For: Director General, Town & Country Planning
Haryana, Chandigarh

To be read with Letter of Intent Memo No. 22304 Dated 12/9/17

1. Detail of land-owned by USG Promoters (P) Ltd., Distt. Karnal.

Village	Rect. No.	Killa No.	B. Area
			K M
Padhana	123	25/1/2	3 7
	126	5	8 0
		6	8 0
		14	6 12
		15	8 0
	127	9	7 18
		11	8 0
		12	6 4
		Total	56 1 or 7.006 acres


Director General
Town and Country Planning,
Haryana, Chandigarh
C.P.D. - 110002