

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

Regd.

LC-III (See Rule 10)

To

Sh. Gurnam Singh Joneja S/o Sardar Sher Singh Joneja,
Sh. Ajay Joneja S/o Sardar Sher Singh Joneja,
In collaboration with Joneja Infraprojects Pvt. Ltd.,
Regd. Office: 13/216, Geeta Colony, New Delhi-110051,
Email ID: info@jonejairon.co.in.

Memo No. LC-3961-JE (SK)-2019/ 5875

Dated: 02-03-2019

Subject:

Letter of Intent for request for grant of licence for setting up of an Affordable Plotted Colony under policy of DDJAY-2016 on an area measuring 5.16875 acres in Sector-6, Village Palwal, District Palwal - Joneja Infraprojects Pvt. Ltd.

Please refer your application dated 10.05.2018 & 11.02.2019 on the matter cited as subject above.

Your request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975, Rules, 1976 framed there under and Affordable Plotted colony under policy 2016 Deen Dayal Jan Awas Yojna over an area measuring 5.16875 acres in the revenue estate Village Palwal, Sector-06, District Palwal has been examined and it is proposed to grant license for setting up of aforesaid 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 Rules, 1976 within a period of 60 days from the date of issue of this letter, failing which request for grant of license shall be refused.

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

Internal Development Works

- Residential component = 4.962 acres x 20 lac. = Rs. 99.24 lacs,
- Commercial component = 0.20675 acres x 50 lac. = Rs. 10.3375 lacs
- Total amount of IDW. = Rs. 109.5775 lacs
- BG to be deposited = Rs. 27.3943 lacs. (Valid at-least for five year)

OR

* You may mortgage 15% 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.

EXTERNAL DEVELOPMENT CHARGES:-

Plotted component = 4.962 x 62.458 lacs = Rs. 309.9166 lacs
Commercial component = 0.20675 x 249.831 lacs (150%) = Rs. 51.6526 lacs
Total = Rs. 361.5692 lacs and 50% of which is Rs. = 180.7846 lacs

As per policy dated 05.12.2018, 25% recovery before grant of licence i.e. Rs. 45.19615 lacs alongwith Bank Guarantee of Rs. 33.987 Lacs (Valid at-least for five year) i.e. equal to 25% of balance amount of Rs. 135.8845 Lacs against EDC.

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

For Joneja Infraprojects Pvt. Ltd.

Director
Town & Country Planning
Chandigarh

increase in the cost of construction, you would be required to furnish an additional bank guarantee within 30 days on demand.

3. To execute two agreements i.e. LC-IV & LC-IV-B on Non-Judicial Stamp Paper. Copies of the specimen of said agreements are enclosed herewith for necessary action.

4. That you shall deposit the following online at www.tcpharyana.gov.in:

deposited An amount of Rs. 45.19615 lacs against 25% of total EDC.

deposited An amount of Rs. 3,91,896/- against balance licence fee.

(Amount demanded in LOI is subject to audit and reconciliation).

5. That you shall earmark 50% saleable area in the layout plan, to be issued alongwith the license alongwith revenue detail, which is to be freezed as per clause 5(i) of the policy, dated 01.04.2016. The area so freezed shall be allowed to be sold only after completion of all Internal Development Works in the colony.

6. To furnish an undertaking on non-judicial stamp paper to the following affect that:-

- i. That you shall pay the balance amount of External Development Charges - - - Rs. 135.8845 Lacs in equal three half yearly installment with interest as per policy dated 05.12.2018.
- ii. That you shall maintain and upkeep all roads, open spaces, public parks 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 transfer the area falling under sector roads/green belt forming part of licenced land, 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.
- iv. That you shall Integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
- v. 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 Areas Restriction of Unregulated Development Act, 1963.
- vi. That you will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities as earmarked on the layout plan of the colony. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions.
- vii. That you understand that the development/construction cost of 24m/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 24m/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 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- ix. That you shall make your own 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 Urban Development Authority or any other execution agency.
- x. That 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.
- xi. That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xii. That you shall make provisions of solar water heating system as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for occupation certificate.
- xiii. That you shall use only LED fitting for internal lighting as well as campus lighting.

For Joneja Infrastructure Pvt. Ltd.

[Signature]
Director


- xiv. 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.
 - xv. 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 not 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. You shall also provide detail of calculation of EDC per Sqm/per sqft to the allottees while raising such demand from the plot owners.
 - xvi. That 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.
 - xvii. That 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.
 - xviii. The licence shall be valid initially for five years, which will be renewable further upto two years in accordance to the provision of Act No. 8 of 1975. Since, no further renewal will be allowed thereafter, hence, the project necessarily will have to be completed within a period of 7 years from the date of grant of licence, after getting the licence renewed, as per clause 1(ii) of the policy notified on 01.04.2016.
 - xix. That you have understood that clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall not be permitted.
 - xx. That 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.
 - xxi. 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 thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
 - xxii. No further sale of the licence applied land has taken place after submitting the application for grant of license and land is free from litigation.
 - xxiii. That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
 - xxiv. No provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
 - xxv. That you shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed there under shall be followed by the applicant in letter and spirit.
 - xxvi. That you shall abide by the terms and conditions of policy dated 08.02.2016 DDJAY and other directions given by the Director time to time to execute the project.
 - xxvii. That you shall maintain the right of way along HT line passes through the site.
 - xxviii. That you shall earmark 50% saleable area in the layout plan, to be issued along with the licence along with revenue detail, which is to be freezed as per clause 5 (i) of the policy dated 01.04.2016. Also, you will give undertaking that you will sell the area so freezed after completion of all Internal Development works in the colony.
7. That you shall submit registered addendum collaboration agreement entered into company with the land owners to the effect:
- i). That the developer company, i.e., Joneja Infraproject Pvt. Ltd. shall be responsible for compliance of all terms and conditions of licence/provisions of the Act of 1975 and Rules 1976 till the grant of Final Completion Certificate to the colony (DDJAY) or relived of the responsibility by the Director, Town & Country Planning, Haryana whichever is earlier.
 - ii). That the said agreement shall be irrevocable and no modification/ alteration etc. in the terms and conditions of such agreement can be undertaken, except after obtaining prior approval of the Director, Town & Country Planning, Haryana.

Joneja Infraproject Pvt. Ltd.

[Signature]
Director

8. That you shall submit the General Power of Attorney in favour of Sh. Ajay Joneja given by land owner Sh. Gurnam Singh to sign LC-I and also to execute collaboration agreement.
9. That you will intimate your official Email ID and the correspondence on this email ID by the Department will be treated receipt of such correspondence.

DA/as above.



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

Endst. No LC-3961-JE (SK)-2019/

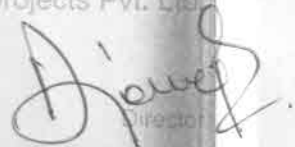
Dated:

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

1. The Deputy Commissioner, Palwal.
2. Senior Town Planner, Faridabad.
3. Land Acquisition Office, Faridabad.
4. District Town Planner, Palwal.


(Vijender Singh)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

For Joneja Infraprojects Pvt. Ltd.


Director

To be read with LOI Memo No. 3275 dated 02-01- of 2019

Detail of land owned by Gurnam Singh Joneja S/o Sardar Sher Singh Joneja

Village	Rect No	killa No	Area (K-M)
Alhapur	20	4/1	4-16
		4/2	3-4
		5/1/1/1	0-8
		5/1/2	0-11
		5/2/1	0-11
		6/1/2	1-0
		6/2/2	0-6
		7/1	3-9
		7/2/1	2-17
		Total	17-2

Detail of land owned by Ajay Joneja S/o Sardar Sher Singh Joneja

Village	Rect No	killa No	Area (K-M)
	20	2/2	0-4
		3/2/2	6-10
		8/1/1	1-4
		5/1/1/2	4-3
		5/2/2	1-1
		5/3	1-7
		6/1/1	4-7
	21	6/2/1	1-6
		1/1	2-0
		10/2	2-3
		Total	24-5

Grand Total 41-7
OR 5.16875 Acres

Director,
Town & Country Planning
Haryana

For Joneja Infra projects Pvt. Ltd.

Director