

LC-III (See Rule 10)

To

GCC Infra
Bioko Developers Pvt. Ltd.
Salton Developers Pvt Ltd.
Haben Developers Pvt. Ltd.
in collaboration with GCC Infra
P 903-905, C Wind, 9th Floor,
JMD Megapolis, Sector 48, Gurugram, 122018

Memo No. LC-4672-Asstt.(MS)-2022/ 3528

Dated: 10-02-2022

Subject: Letter of Intent - Request for grant of licence for setting up of an Affordable Residential Plotted Colony (DDJAY-2016) over an area measuring 7.56875 acres (after migration of an area measuring 4.48126 acres from licence no. 56 of 2021 granted for setting up of Affordbale Group housing Colony of an area measuring 5.05 acres and a fresh applied land measuring 3.0875 acres) falling in the revenue estate of village Harsaru, Sector 88A, GMUC.

Please refer your application dated 16.11.2021 on the matter as subject cited above.

Your request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed there under for development of Affordable Residential Plotted Colony (DDJAY-2016) over an area measuring 7.56875 acres (after migration of an area measuring 4.48126 acres from licence no. 56 of 2021 granted for setting up of Affordbale Group housing Colony of an area measuring 5.05 acres and a fresh applied land measuring 3.0875 acres) falling in the revenue estate of village Harsaru, Sector 88A, GMUC has been considered and it is proposed to grant a license for setting up of aforesaid 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 External Development Charges and Internal Development Works for the amount calculated as under:-

External Development Charges:-

- i. Total Area = 7.56875 acres
- ii. Area under plotted component = 7.266 acres
- iii. EDC Rate for Plotted Component = Rs. 104.096 Lacs/acres
- iv. EDC Amount for Plotted Component = Rs. 756.36 Lacs
- v. Area Under Commercial Component = 0.30276 acres
- vi. EDC Rate for Commercial Component = Rs. 416.385 Lacs/acres
- vii. EDC Amount for Commercial Component = Rs. 126.06 Lacs
- viii. Total EDC Amount = Rs. 882.42 Lacs.

Note* You have option to either make payment of complete amount of EDC i.e. Rs. 882.42 Lacs in compliance of LOI before grant of licence or 25% of same i.e. 220.605 Lacs in compliance of LOI and balance 75% i.e. Rs. 661.815 lacs in Six half yearly installments each with normal interest of 12% P.A. and penal interest of 3% for the delayed period in favour of Director General, Town & Country Planning, Haryana, Payable at Chandigarh alongwith Bank Guarantee of Rs. 165.45 Lacs.

Director
Town & Country Planning

Internal Development Works:-

Particulars	Total IDW Cost	25% Bank Guarantee required (in Lac)	25% BG to be demanded in the LOI
IDW BG	Plotted Component 7.266 x 20.00 Lakh =145.32 Lacs Commercial Component 0.302 x 50 Lacs = Rs. 15.10 Lacs.	40.105 Lacs	40.105 Lacs Valid for five years.
Total	160.42 Lacs	40.105 Lacs	

*The applicant has option to mortgage 15% of saleable area in favour of department against the said BG.

3. 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.

1. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of Rs. 10/-. Two copies of specimen of the said agreements are enclosed herewith for necessary action.

2. To deposit an amount of Rs. 129,07,020/- on account licence fee and Rs. Rs. 23,72,079/- on account of Conversion charges through online e-payment module available on departmental website i.e. www.tcpharyana.gov.in

3. To furnish an undertaking on non-judicial stamp paper of Rs. 10/- to the following effect:-

i. That you will pay the Infrastructure Development Charges amounting to Rs. 1,65,40,656/- (Rs. One crore sixty five lacs Forty thousand Six hundred Fifty six only) @ Rs. 500 per sq mtr for the plotted area and Rs. 1000/- for commercial component (1.50 FAR), in two equal installments. First Instalment will be due within 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.

ii. That area coming under the sector roads and restricted belt / green belt, if any, 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.

iii. 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.

iv. That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

v. That you shall integrate the services with Haryana Shahari Vikas Pradhikaran 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 Restriction of Unregulated Development Act, 1963.

vii. That 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 work out 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.

viii. That you shall 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

- ix. 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. H
- x. 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 Shehari Vikas Pradhikaran or any other execution agency. I
- xi. That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law. J
- xii. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable. K
- xiii. 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. L
- xiv. That you shall use only LED fitting for internal lighting as well as campus lighting. M
- xv. 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. N
- xvi. 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 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 sft. to the Allottees while raising such demand from the plot owners. O
- xvii. 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. P
- xviii. 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. Q
- xix. That 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. R
- xx. That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted. S
- xxi. 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. T
- xxii. 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. U
- xxiii. That no further sale has taken place after submitting application for grant of license. ✓ V
- xxiv. That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan. W
- xxv. That you shall construct the access to the site upto higher order road in concurrence with the concerned authority before allotment of plot. X
- xxvi. That the licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant Director Town & Country Planning letter and spirit. Z

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

11. 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 LOI is being issued and also that presently there is no collaboration agreement enforced with any other person for the same land.

12. That you shall furnish addendum agreement in continuation of the collaboration agreement submitted by GCC Infra to the effect that:-

- a) GCC Infra shall be responsible for compliance of all terms and conditions of licence/ provisions of Act 8 of 1975 and Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DTCP, Haryana whichever is earlier.
- b) The said agreement is still valid and shall be irrevocable and no modification/ alteration etc. in the terms and conditions of the said agreement can be undertaken, except after obtaining prior approval of DTCP, Haryana.

13. That you will intimate their official Email ID and the correspondence on this email ID by the Department will be treated receipt of such correspondence.

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

Endst. No LC-4672-Asstt. (MS)-2022/

Dated:

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

1. Deputy Commissioner, Gurugram. -1
2. District Revenue Officer, Gurugram. -2
3. Senior Town Planner, Gurugram. -1
4. District Town Planner, Gurugram.

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

COMPANIES WISE LAND DETAILS

Details of land owned by GCC INFRA

Village	Rect. No.	Killa No.	Area		
			Kanal	Marla	
Harsaru	55	8/2/1	2	4	
		8/2/2	2	4	
		9/1	4	0	
		9/2	4	0	
	55	7/2	4	1	
		8/1	3	12	
	55	5 min	5	3	
		6 min	5	3	
		7/1	3	19	
			Total	34	6

1. Details of land owner by Bioko Developers Pvt Ltd 1/4 share

2. (Salton Developers Pvt Ltd) 1/2 share

3. Haben Developers Pvt Ltd 1/4 share

Village	Rect.no	Killa no.	Area		
			Kanal	Marla	
Harsaru	55	10/1	6	12	
		11/2	5	14	
		12	8	0	
		20/1	4	8	
		Total	24	14	3.0875 acr
Grand Total			59	0	7.375 Acr

(N) 7.08
~~7.08~~
 0.295
7.3750
 (Ded) 7.266
 0.3027
7.56875 4%