

**Directorate of Town & Country Planning, Haryana**  
SCO 71-75, Sector 17C, Chandigarh, Phone: 0172-2549349  
E-mail:tcpharyana@gmail.com, http://tcpharyana.gov.in

**LC-III**  
**(See Rule 10)**

To

VA Agriculture Pvt. Ltd.  
5948, Room No. 3, Basti Harphool Singh,  
Sadar Thana Road, Sadar Bazar,  
Delhi-06

Memo No. LC-3122-JE(BK)-2019/ 3708

Dated: 08-02-201

Subject:- **Letter of intent for grant of license for setting up of group housing colony under TOD policy over an area measuring 5.875 acres in the revenue estate of village Fazilpur Jharsa & Ghasola, Sector 49, Gurugram Manesar Urban Complex.**

Please refer your application dated 10.09.2018 on the matter as subject cited above.

1. Your request for grant of license under section 3 of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed thereunder for the development of group housing colony (under TOD policy) over an area measuring 5.875 acres in the revenue estate of village Fazilpur Jharsa & Ghasola, Sector 49, Gurugram Manesar Urban Complex 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 issue of this notice, failing which the grant of license shall be refused.
2. To furnish bank guarantees on account of Internal Development Works and External Development Works for the amount calculated

from the issuance of final permission or it is to be paid as per the existing procedure in 10 equal half yearly installments with interest @ 12% and 3% additional on delayed period.

4. It is made clear the rates of EDC have been calculated on the basis of EDC Indexation Mechanism Policy dated 11.02.2016, which stands approved by the Cabinet. If there will be any change and delay in the amendment in the Act/Rules w.r.t. the said rates, then differential amount from the original calculation will required to be deposited as per demand.
5. 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 and increase in the number of facilities in Layout Plan, you would be required to furnish an additional bank guarantee within 30 days on demand.
6. To execute two agreements i.e. LC-IV & LC-IV-A on Non-Judicial Stamp Paper of Rs. 10/-. Copies of the specimen of said agreements are enclosed herewith for necessary action.
7. To deposit an amount of Rs. 5,92,165/- (five lakhs ninety two thousand one hundred sixty five) an account of balance Scrutiny fees to be paid through online e-payment module available on departmental website.
8. To deposit an amount Rs. 2,37,45,000/- (Rupees Two crores thirty seven lakhs fourty five thousands only) on account of balance license fee as per following options:-
  - i. To pay the amount Rs. 2,37,45,000/- (Rupees Two crores thirty seven lakhs fourty five thousands only) within 60 days of issuance of the LOI permission.

OR

- ii. To pay the 25% of the aforesaid amount or Rs. 2,37,45,000/- with

e-payment module in favour of the Director, Town & Country Planning, Haryana. For any delay in the payment of installments within the prescribed timeframe, additional penal interest @3% over and above the normal 12% rate of interest, for the delayed period, will be charged. The building plans will be approved only after recovery of complete conversion charges.

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

(i) That you shall deposit 50% of the Infrastructural Development Charges amounting Rs. 5,21,66,437/- within the period of 60 days from grant of licence and remaining 50% within 6 months of the date of grant of licence through online e-payment module in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh. For any delay in the payment of installments within the prescribed timeframe, additional penal interest @3% over and above the normal 12% rate of interest, for the delayed period, will be charged. The building plans will be approved recovery of full fees and charges as per above schedule.

(ii) That you shall deposit the Infrastructural Augmentation Charges amounting Rs. 6,55,92,655 as per following schedule:-

a) To pay the entire amount of IAC i.e. Rs. 6,55,92,655 within the period of 60 days from issue of this Letter of Intent (LOI)

OR

b) To pay the 25% of IAC charges within the period of 60 days from grant of this LOI and remaining 75% of the balance in accordance with option-2 of the policy notified vide notification no. T&CP/PF-107/2018/7/24/2018-2TCP dated 26.12.2018. For any delay in the payment of installments within the prescribed timeframe, additional penal interest @3% over and above the normal 12% rate of interest, for the delayed period, will be charged.

(iii) The building plans will be approved only after recovery of complete licence fees, conversion, IDC and 50% IAC including applicable

... 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.

- (vii) 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 DTCP Haryana.
- (viii) That the Group Housing Colony shall be laid out to conform to the approved building plans and the development works are executed according to the designs and specifications shown in the approved plan.
- (ix) That the building plans of the Group Housing Colony shall be submitted within three months of the date of grant of licence and no construction / development shall be undertaken before approval of building plans.
- (x) 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.
- (xi) That you shall integrate the services with Haryana Urban Development Authority services as and when made available.
- (xii) 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

- (xv) That company shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- (xvi) That you shall make 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.
- (xvii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (xviii) 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.
- (xix) That you shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.
- (xx) 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.
- (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 from the floor/space holders for meeting the cost of Internal Development Works in the colony.

with sale agreement executed with the buyers of the flats as and when scheme is launched.

- (xxvi) That you shall not give any marketing/selling rights to any other company other than Collaboration Company.
- (xxvii) That at the time of booking of flats in the licensed colony, if the specified rates of flats do not include IDC/EDC and are to be charged separately as per rates fixed by the Govt. from the flat holders, you shall also provide detail of calculation thereof per sqm/per sft to the allottee, by raising such demand from the allottees.
- (xxviii) That the land in question has not been sold to any other person after executing collaboration agreement with the colonizer and presently no other collaboration agreement enforced with any other person for the same land.
9. That you shall complete the demarcation at site within 7 days from date of issuance of LOI and will submit the demarcation plan in office District Town Planner, Gurugram under intimation to this office.
10. That certificate from DRO/Deputy Commissioner, Gurugram will be submitted certifying that the applied land is still under ownership of Applicant Company.
11. That clarification/implications in respect of condition No. 5 imposed by XEN, MWS Division, Nuh, Gurugram in his office memo dated 19.11.2004 issued in respect of construction of cross over access road on Jharsa Bandh shall be submitted before grant of license.
12. That you shall intimate your official Email ID and the correspondence on this email ID by the Department will be treated receipt of such correspondence.

  
(K. Makrand Pandurang)

Director.

To be read with LOI Memo no 3708 .....dated 08-02-2019

Detail of land owned by V.A. Agriculture Pvt. Ltd:

ge	Rect No	Killa No	Area (K-M)
purSharsa	33	5/2	4-2
		6	4-2
		15	2-6
	34	1/1	4-14
		10/1	1-3
		1/2	4-12 ✓
		10/2	0-9 —
		10/3	6-4 ✓
		11	5-10
		ola	19
		6	4-14
	20	1/1	1-14
		1/2	3-16
	<b>Total</b>		<b>47-0</b>

Or 5.875 Acres