

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

LC-III
(See Rule 10)

Regd. To

Landspect Builders & Developers LLP,
Regd. Off. 201-P, Sector-21C, Shopping Centre,
Faridabad, Haryana - 121001.

Memo No. LC-4898-JE (SK)-2022/ 32382

Dated: 26-10-2022

Subject: Letter of Intent for grant of licence for setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 8.0625 acres falling in the revenue estate of village Tajupur & Kheri Kalan, Sector-97, Faridabad - Landspect Builders & Developers LLP.

Please refer your application dated 10.08.2022 & 27.09.2022 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 setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 8.0625 acres falling in the revenue estate of village Tajupur & Kheri Kalan, Sector-97, Faridabad has been examined and it is proposed to grant 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 Internal Development Works for the amount calculated as under:-

Internal Development Works	
1. Residential component = 7.74 acres x 20 lacs	= Rs. 154.80 lacs,
2. Commercial component = 0.3225 acre x 50 lacs	= Rs. 16.125 lacs
3. Total amount of IDW	= Rs. 170.925 lacs
4. BG to be demanded = Rs. 42.73125 lacs is required to be deposited.	
(Valid at-least for five years)	
External Development Charges:-	
• Plotted component = 7.74 x 93.687 lacs	= Rs. 725.13738 lacs
• Commercial component = 0.3225 x 374.747 lacs (150%)	= Rs. 120.8559 lacs
• Total = Rs. 845.99329 lacs and 75% of which is Rs. 634.50 lacs	
As per policy dated 05.12.2018, 25% recovery before grant of licence i.e. Rs. 158.625 lacs alongwith Bank Guarantee of Rs. 118.9688 lacs balance amount Rs. 475.875 lacs shall be paid in 6 half yearly installments with interest.	
OR	
* You may mortgage 10% + 10% saleable area against submission each of above said BGs 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.	

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. In the event of increase of rates of external development charges, you will have to pay the enhanced rates of external development charges as finally determined and as and when demanded by the DTCP, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.

3. 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.
4. That you shall add additional clause in the bilateral agreement as per the instruction dated 14.08.2020 with regard to "Auto-credit of 10% of receipts from the '70% realisations account' maintained under section 4(2)(l)(d) of the Real Estate Regulation & Development Act, 2016 to EDC".
5. That you shall deposit an amount of ₹ 76,78,813/- on account of balance of licence fees, an amount of Rs. 39,64,416/- on account of conversion charges & Rs. 158.625 lakh against 25% of total External Development Charges through bank draft in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh.
6. To submit an undertaking on non-judicial stamp paper of Rs. 10/- to the effect that:-
 - a) You shall deposit an amount of Rs. 99,11,040/- against State Infrastructural Development Charges (75% as per policy dated 24.01.2018) @ Rs. 375/- per Sqm for plotted component and @ Rs. 750/- per Sqm for commercial component for 150 % FAR, in two equal installments. First within 60 days from issuance of license and second within six months be paid online at www.tcpharyana.gov.in. In failure of which, an interest @ 18% per annum for delay period shall charged.
 - b) You shall pay the balance amount of External Development Charges Rs. 475.875 Lacs in equal six half yearly installment with interest as per policy dated 05.12.2018.
 - c) 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.
 - d) You shall integrate the services with Haryana Shahari Vikas Pradhikaran/ Faridabad Metro Development Authority services as and when made available.
 - e) 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.
 - f) You will either transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities within a period of 30 days from the date of approval of zoning plan or shall develop the community site on your own or through third party as per the terms and conditions prescribed in policy dated


25.08.2022. 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.

- g) You shall transfer the part of licenced land falling under sector road/green belt 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 within a period of 30 days from the date of approval of zoning plan.
- h) You shall transfer the part of licenced land falling under proposed 24.0 mtr / 18.0 mtr internal road to the Govt. or the local authority within a period of 30 days from the date of approval of zoning plan.
- i) You 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 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.
- j) 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.
- k) You shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Shehri Vikas Pradhikaran (HSVP) or any other execution agency.
- l) 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.
- m) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- n) 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.
- o) You shall use only LED fitting for internal lighting as well as campus lighting.
- p) 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.
- q) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC/SIDC. In case of not inclusion of EDC/SIDC 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/SIDC per Sqm/per Sqft. to the Allottees while raising such demand from the plot owners.
- r) 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.
- s) 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.

- t) 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.
- u) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- v) You will pay the labour cess as per policy instructions issued by Haryana Government.
- w) 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.
- x) That no further sale has taken place after submitting application for grant of license.
- y) You shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- z) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- aa) You shall abide by the terms and conditions of policy dated 08.02.2016 (DDJAY) and any other directions given by the Director from time to time to execute the project.
- 9. That you shall submit the ownership verification report from Deputy Commissioner, Faridabad before grant of licence.
- 10. That you shall submit the Board Resolution in favour of authorized person submitting the consent letter on behalf of Arjun Engineering and Consulting Pvt. Ltd. for providing technical support to the applicant company.
- 11. That you shall remove the 2 No. existing structures from site and submit the compliance in the office District Town Planner, Faridabad for verification before final permission.
- 12. That you company will intimate their official Email ID and the correspondence on this email ID by the Department will be treated receipt of such correspondence.

DA/as above.


(T. L. Satyaprakash, IAS)
Director General, Town & Country Planning
Haryana Chandigarh

Endst. No LC-4898 -JE (SK)-2022/

Dated:

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


1. The Deputy Commissioner, Faridabad.
2. Director Urban Estate, Panchkula.
3. Senior Town Planner, Faridabad.
4. District Town Planner, Faridabad with the request to provide clarification regarding width of revenue rasta as the same is mentioned as 5 karam in your report whereas in the aks sajra plan, it has been mentioned as 4 karam at one end and 5 karam at the other end. Further, as per submitted layout plan, the same is mentioned as 4 karam. Therefore, the width may kindly be clarified.
5. Land Acquisition Office, Faridabad.


(Lalit Bazar)
District Town Planner (HQ)
Director General, Town & Country Planning
Haryana, Chandigarh

Detail of land owned by Landspect Builders & Developers LLP

Village	Rect No	Killa No	Area (K-M)
Kheri Kalan	115	5min	4-2
		6/1	1-19
		6/2	4-11
	103	18/2	4-0
		23	8-0
		24/1/1	1-1
		24/1/2	2-18
	115	3	8-0
		4/1	1-0
		4/2	6-13
		16/1	1-6
Tejupur	11	19/2/1	0-13
	12	20/1	2-15
		11	7-16
		19/1	2-11
		12/2	4-0
	11	6	1-0
		15	2-5
		Total	64-10

Or 8.0625 Acres


Director General
Town & Country Planning
Haryana, Chandigarh
Jaswan (16/11/22)