

## Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Madhya Marg, Sector 18A, Chandigarh.

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LC-III

(See Rule 10)

To

Krisumi Corporation Pvt. Ltd.,  
Regd. Office 3rd Floor, Central Plaza Mall,  
Opposite DLF Golf Course,  
Sector-53, Gurugram.

Memo No. LC-4161/JE(SJ)/2023/ 16644

Dated: 02-06-2023

Subject:

Letter of Intent: Request for grant of additional license for setting up of Mix Land Use Colony under TOD policy dated 09.02.2016 for an area measuring 2.90 acres (2.25% Commercial and 97.75% residential) in addition to Group Housing Colony measuring 27.48125 acres (License no. 39 of 2013 and license no. 85 of 2014), thereby making total area 30.38125 acres in the revenue estate of village Sihi & Harsaru, Sector-36/A, GMUC being developed by Krisumi Corporation Pvt. Ltd.

Please refer your application dated 28.09.2019 & 12.05.2023 on the subject cited matter.

Your request for grant of additional license for setting up of Mix Land Use Colony (under TOD policy dated 09.02.2016) for an area measuring 2.90 acres (2.25% Commercial and 97.75% residential) in Group Housing Colony measuring 27.48125 acres (License no. 39 of 2013 dated 04.06.2013 granted over an area measuring 25.10 acres and license no. 85 of 2014 dated 08.08.2014 granted over an area measuring 2.38125 acres), thereby making total area 30.38125 acres in the revenue estate of village Sihi & Harsaru, Sector-36/A, Gurugram has been considered and it is proposed to grant a licence 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 licence shall be refused.

To furnish the Bank Guarantees on account of Internal Development works and the External Development Charges for the amount calculated as under:-

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### External Development Charges:

External Development Charges (EDC) for Intense Zone			
GH Component	1.107703	312.289x3.5/1.75	691.8469 lacs
Commercial Comp	0.025497	486.13x3.5/1.75	24.7897 lacs
External Development Charges (EDC) for Transition Zone			
GH Component	1.72705	312.289x2.5/1.75	770.4839 lacs
Commercial Comp	0.03975	486.13x2.5/1.75	27.605 lacs
Total			1514.7255 lacs
25% BG required to submit			378.6814 lacs

B). Internal Development Works:

i) Total Area = 2.90 acres

ii)	Interim rate for development	= Rs.50.00 Lac per acre
iii)	Plotted cost	= Rs.145.00 Lacs
iv)	25% bank guarantee required	= Rs.36.25 Lacs
		(valid for 5 years)

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/Estimate according to the approved building plan. With an increase in the cost of construction and an increase in the number of facilities in the building plan, 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 DGTCP, Haryana.


2. To execute two agreements i.e. LC-IV & Bilateral Agreement on Non-Judicial Stamp Paper of 100/-. Further, following additional clauses shall be added in LC-IV agreement as per Government instruction dated 14.08.2020.

- I. That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- II. That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
- III. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- IV. The implementation of such mechanism shall, however, have no bearing on EDC instalment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC instalments that are due for payment that paid as per the prescribed schedule.

3. To deposit an amount of Rs.36,35,381/- on account of conversion charges in favour of Director General, Town & Country Planning, Haryana, payable at Chandigarh be deposited online at website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in). You have option to either make payment of complete amount of conversion charges in compliance of LOI or 50% of same in compliance of LOI and balance 50% in two equal installments of 3 months 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. If option of making payment in installments is opted, then building plans will be approved only after recovery of full fee and charges as per aforesaid stipulation.
4. To deposit an amount of Rs.1,67,95,341/- on account of licence fee in favour of Director General, Town & Country Planning, Haryana, payable at Chandigarh be deposited online at website i.e. [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in). You have option to either make payment of complete amount of balance licence fee in compliance of LOI or additional 25% within in compliance of LOI i.e. within 60 days and balance 50% in two

equal installments of 3 months each with normal interest of 12% p.a. and penal interest of 3% for the delayed period in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh be deposited online at website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in). If option of making payment in installments is opted, then building plans will be approved only after recovery of full fee and charges as per aforesaid stipulation.

5. To deposit an amount of Rs. 2,70,77,799/- on account of Infrastructure Augmentation Charges through online e-payment module available on departmental website. This entire payment shall either be made within 60 days from issuance of this in principle approval in one go or to pay 25% of same within 60 days from issuance of this in principle approval and balance 75% in three equal half yearly installments with interest @ 12% per annum and on delay with additional 3% per annum for delayed period. However, building plans will be approved only after recovery of full fee & charges.
6. To furnish an undertaking on non-judicial stamp paper to the following effect:-
  - a. That you shall pay the Infrastructure Development Charges amounting to Rs.2,14,90,503/-, in two equal instalments. First Instalment will be due within 60 days of grant of license and second Instalment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
  - b. That you shall pay proportionate EDC as per schedule prescribed by the Director.
  - c. That you shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, you will be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
  - d. 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 to the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads/service roads, open spaces, public parks and public health services free of cost to the Government 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.
  - e. That you shall construct at your own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centers and other community buildings on the lands set apart for this purpose, in a period as may be specified, and failing which action as per the Act/Rules shall be initiated. 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 institution including a local authority, for the said purposes, on such terms and conditions, as it may deem fit.

  
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- f. That you shall pay the proportionate cost of construction of such percentage of sites of such school, hospital, community centre and other community building and at such rates as specified by the Director.
- g. That you shall arrange electric connection from HVPN/DHBVNL for electrification of your colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you shall get the electrical (distribution) service plan / estimates approved from the agency responsible for installation of external electric services i.e. HVPN/DHBVNL Haryana and complete the same before obtaining completion certificate for the colony.
- h. That you shall permit the Director or any other officer authorised 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 licence granted.
- i. That you shall construct 24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government.
- j. That you shall construct and allot EWS category flats as per departmental policy dated 08.07.2013 and as amended from time to time.
- k. That you shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
- l. That you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from external infrastructure to be laid by HSVP.
- m. 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 licence to enable provision of site in your land for Transformers/Switching Station/Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- n. That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- o. That you shall aware that the development/construction cost of 24/30 m wide road/major internal road 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 24/30 m wide road/major internal road as and when finalized and demanded by the Director Town & Country Planning, Haryana.
- p. That you shall provide the solar water heating system as provisions of HARERA and shall be made operational where applicable before applying for an occupation certificate.
- q. 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 Flat/shop buyers for meeting the cost of Internal Development Works in the colony.

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