

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349

Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

Regd.

LC-III

(See Rule 10)

To

Eldeco Green Park Infrastructure Ltd.
201-212, Second Floor, Splendor Forum,
Jasola District Centre, New Delhi-110025.

Memo No. LC-4876/JE(SK)/2022/ 35101 Dated:

23-11-2022

Subject: - Letter of Intent- Request for grant of licence for setting up of Affordable Plotted Colony (DDJAY-2016) over an area measuring 14.20625 in the revenue estate of village Rathdhana, Sector-33, Sonipat.

Please refer your application dated 26.07.2022 on the subject cited above.

2. Your request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975, and Rules framed there under for development of Affordable Plotted Colony (DDJAY-2016) over an area measuring 14.20625 in the revenue estate of village Rathdhana, Sector-33, Sonipat has been considered 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 Rule, 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:-

3. To deposit an amount of Rs. 1,08,16,735/- on account of balance licence fee and Rs. 216.72 Lacs on account of 25% of total EDC in favour of the Director General, Town & Country Planning, Haryana through online mode.

(Note: The above demanded fee & charges are subject to audit and reconciliation of accounts).

4. To deposit an amount of Rs. 69,39,739/- on account of conversion charges in favour of the Director General, Town & Country Planning, Haryana through online mode.

5. To submit BG amounting Rs. 162.54 lac against the balance amount of External Development Charges amounting Rs. 650.16 lac*.

*It is made clear that rate of EDC have been calculated on the basis of EDC Indexation Mechanism Policy dated 11.02.2016, which stands approved by 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.

or

To mortgage 10% area against submission of above said BG and in case, said option is opted, 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.

6. To furnish bank guarantee amounting Rs. 75.17 Lacs against 25% of the total cost of Internal Development Works amounting Rs. 300.69** lacs

or

To mortgage 10% area against submission of above said BG and in case, said option is opted, then the area to be mortgaged may be indicated on the layout plan to be issued


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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 case, 10% area is mortgaged against the BG of IDW, then this clause will not be applicable).**

7. To execute two agreements i.e. LC-IV & LC-IV-A 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.*

8. To furnish an undertaking on non-judicial stamp paper to the following effect:-

- i) That you shall pay the balance amount of External Development Charges Rs. 650.16 Lacs in equal six half yearly installment with interest as per policy dated 05.12.2018.
- ii) That you will pay the Infrastructure Development charges amounting to Rs. 1,74,26,414/- @ Rs. 281.25/- per sq m for the plotted area and Rs. 562.5/- for the commercial component in two equal installments. First installment will be due within 60 days of grant of licence and second installment within 6 months of grant of licence failing which 18% per annum interest will be liable for the delayed period.
- 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 18/24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government within a period of 30 days from the date of approval of zoning plan.

- v) 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. within a period of 30 days from the date of approval of zoning plan.
- vi) That you shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
- vii) 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.
- viii) That you shall transfer 10% area of the licenced colony free of cost to the Government for provisions of Community facilities within 30 days from the approval of zoning plan. Alternately, you shall have an option to develop such area on your own or through third party subject to the conditions mentioned at clause 4(j) in policy dated 25.08.2022.
- ix) That 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.
- x) 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.
- xi) That 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 Shehari Vikas Pradhikaran or any other execution agency.
- xii) 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.
- xiii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiv) That you shall use only LED fitting for internal lighting as well as campus lighting.
- 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.



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- 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.
- 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.
- 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.
- 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.
- xx) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- 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.
- 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 seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- xxiii) That no further sale has taken place after submitting application for grant of license.
- xxiv) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- xxv) That you shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant in letter and spirit.
- xxvi) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxvii) That you shall abide by the terms and conditions of policy of DDJAY and other direction given by the Director time to time to execute the project.
- xxviii) That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said

statutes, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.

- xxix) That you shall not encroach the revenue rasta passing through the site, if any and shall not object for free movement on the said rasta.
- xxx) That you shall maintain the UGT & underground STP and the green above the same through proper horticulture in this residential colony.
- xxxi) That you shall maintain the ROW of gas pipe line passes adjacent to the applied site.
- xxxii) That you shall maintain the horizontal clearance of ROW of 132 KV HT line passes through the applied site or get it shifted with the consultation of DHBVN/UHBVN at your own cost.
9. That you shall submit an indemnity bond, indemnifying by the DGTCP against any loss/claim arising out of any pending litigation.
10. That you shall submit a certificate from the Deputy Commissioner/District Revenue Authority, Sonipat stating that there is no further sale of the land applied for licence till date and applicant companies/individual are owners of the land & also that the applied land is encumbrance free.
11. That you shall submit the requisite permission issued from competent authority for the construction of Culvert over the water course passes through the applied site before final permission, if any.

Note:- You shall intimate the official Email ID and the correspondence on this email ID by the Deptt. will be treated receipt of such correspondence.
DA/Land schedule.



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

Dated:

Endst. No. LC-4876/JE(SK)/2022/

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

1. The Deputy Commissioner, Sonipat.
2. District Revenue Officer, Sonipat.
3. Senior Town Planner, Rohtak.
4. Land Acquisition Officer, Rohtak.
5. District Town Planner, Sonipat with the direction that as per shijra plan of the applied land, 2 karam wide water course passes between the applied site, whereas as per the verified site plan the said 2 karam wide water course has been shown as 2 karam wide revenue rasta. Thus, a clarification in this regard be submitted within 7 days from the issuance of this letter.
6. Project Manager (IT) with the request to update the status on website.


(Parveen Chauhan)
District Town Planner(HQ)
For: Director General, Town & Country Planning
Haryana, Chandigarh

To be read with LOI Memo No. 3510/ Dated 23-11- of 2022

Detail of land owned by Eldeco Green Park Infrastructure Ltd.

Village	Rect. No.	Killa No.	Area (K-M-S)
Rathdhana	65	20/1/2	4-14
		12/2/1/1	0-12
		1/2/1	4-2
		9/3	0-7
		12/1/1	0-17
		11/2/1/2	0-19
		10/2	7-15
	57	11/2/3/1	1-6
		18/2	2-12
		22	7-12
		23/1	2-18
		19/2	6-4
	66	2	7-2
		10/2/1	1-0
		3/1	4-11
		4/2	2-18
		5	6-2
		6/1	5-4
		26	0-8
		9/1	3-16
		10/1	3-11
		16/2/1	2-19
		17/1/1	0-19
		25/2	6-16
		7/3	1-16
		8/2	7-4
		14	8-0
		15/1	3-0
		7/2	5-15
		15/2	2-14
		Total	113-13

Or 14.20625 Acres


Director General
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Jasvir (Signature)