

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

Pruthi Hotel & Resort Pvt. Ltd.,
Mansha Buildcon Pvt. Ltd.,
Sh. Pramod-Sh. Subash-Sh. Jaipal S/o Sh. Deep Chand,
Sh. Mehar Singh S/o Sh. Chunni
In collaboration with Mansha Buildcon Pvt. Ltd.
P-23, Sector 75,
Faridabad-121002.

Memo No. LC-5203-JE (MK) 2023/ 35222 Dated: 19-10-2023

Subject: - Letter of Intent for grant of licence for setting up of Residential Plotted Colony over an area measuring 21.13125 in the revenue estate of village Kamashpur, Sector 83 & 84, Sonapat

Please refer your application dated 31.08.2023 on the subject cited above.

2. Your request for the grant of license under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976 framed thereunder for the development of a Residential Plotted Colony over an area measuring 21.13125 in the revenue estate of village Kamashpur, Sector 83 & 84, Sonapat has been examined and it is proposed to grant license to you. However, before grant of licence, you are 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 issuance of this notice, failing which the grant of license shall be refused.

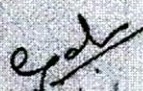
3. To furnish the bank guarantee on account of Internal Development Charges & External Development Charges for the amount calculated as under:-

(A) INTERNAL DEVELOPMENT WORKS:

Residential component = 20.67625 acres x 20 lac	= Rs. 413.525 lacs
Commercial component = 0.455 acres x 50 lac	= Rs. 22.75 lacs
Total amount of IDW	= Rs. 436.253 lacs
25% BG amounting to is required to be deposited	= Rs. 109.06875 lacs (valid for 5 years)

(B) EXTERNAL DEVELOPMENT WORKS:

Plotted component = 20.67625 x 72.867	= Rs. 1506.617 lacs
Commercial = 0.455 x 291.47	= Rs. 132.62 lacs
Total	= Rs. 1639.237 lacs
25% BG to be deposited	= Rs. 409.80925 lacs (valid for 5 years)


Director General
Town & Country Planning
Haryana, Chandigarh

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 an additional Bank

Guarantee if any, required at the time of approval of Service Plan/Estimate according to the approved layout plan. With an increase in the cost of construction and an increase in the number of facilities in the layout 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 DG, TCP, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.

4. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper. Two copies of specimen of the said agreements are enclosed herewith for necessary action.
5. To deposit an amount of Rs.1,93,87,438/- on account of licence fee to be deposited online at website i.e. www.tcpharyana.gov.in.
6. To deposit an amount of Rs.1,55,41,077/- on account of conversion charges to be deposited online at website i.e. www.tcpharyana.gov.in.
7. To submit an undertaking on non-judicial stamp paper to the effect that:-
 - a) That you will pay the Infrastructure Development Charges amounting to Rs.3,34,50,352/- @ Rs.375/- per sq m for the plotted component & @ Rs.750/- per sq m for the commercial component in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license falling which 18% PA interest will be liable for the delayed period.
 - b) 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 to the Govt.
 - c) 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 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) 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 to the Govt. u/s 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - e) 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 DG TCP Haryana.
 - f) 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. In case the licensee, the purchaser or the person claiming through him fails to construct and use the site for the purpose it was meant for in the prescribed period and seeks extension, the Director may, if satisfied after making such inquiry, as he may consider necessary, extend the construction period for a maximum period of five years at a time, after recovery of extension fees at the rates provided in the Schedule-C.
 - g) That you shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.

- h) 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 Restrictions of Unregulated Development Act, 1963.
- i) That you have understood that the development/construction cost of 24 m/18 m major internal roads 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 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- j) That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- k) 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.
- l) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- m) That you shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- n) That you shall use only LED fitting for internal lighting as well as campus lighting.
- o) 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.
- p) 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.
- q) That you shall permit the Director or any other office authorized 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 license granted.
- r) That you shall not give any advertisement for sale of commercial area before the approval of layout plan / building plans of the same.
- s) That you shall 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 as amended from time to time.
- t) That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.

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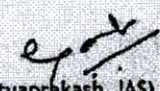
- u) You shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, you would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
- v) That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the plot owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- w) That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.
- x) That no further sale of the licence applied land has taken place after submitting application for grant of licence.
- y) That no pre-launch/sale of commercial site will be undertaken before approval of the layout plan.
- z) That you shall not made any construction on the revenue rasta/ khal and also not obstruct the general public for use the same.
- aa) That you shall get 11 KV HT line shifted before zoning plan and if the same is not shifted then the layout plan shall be revised by maintaining ROW/ freezing the plots falling under the HT line.

8. That you shall submit ownership verification report from DC/DRO, Sonipat before issuance of final permission.

- 9. That you shall submit the access permission issued by NHAI before grant of license.
- 10. That you shall submit the permission for construction of culvert over the water course before grant of license.

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

Endst. No. LC-5203-JE (MK)-2023/

Dated:

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, ~~Rohini~~
- 4. District Town Planner, Sonipat
- 5. Project Manager (IT) with the request to update the status on website.

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

To be read with LOI memo no. 35222 Dated 19/x/ 2023

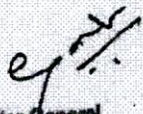
Detail of land owned by Pruthi Hotel & Resort Pvt. Ltd.

Village	Rect.No	Killa No	Area (K-M)
KAMASHPUR SONIPAT	41	11/1 min	2-1
		12	8-0
		13/1	3-4
		13/2	4-16
		14	8-0
		18/2/1	0-3
			26-4
<u>Mansha Buildcon Pvt. Ltd</u>			
	40	1/2	4-0
		2	8-0
		4/1	5-2
		10/1	4-0
		11/2	4-0
		20/1	4-0
		21/1 min	1-1
		22 min	0-17
	41	26	0-7
	48	2/2	2-0
		3/1	1-16
		3/2	1-8
		3/3	4-16
		8/2	6-12
		9/1	4-8
			52-7
<u>Pramod S/o Deep Chand :-</u>			
	27	22/2	4-0
<u>Pramod -Subash Ss/o Deep Chand:-</u>			
	40	12	8-0
<u>Jalpal S/o Deep chand:-</u>			
	48	12/1	7-12

D.G.T.C.P (HR)
Gurman (P.O. Secy)

Mansha Buildcon Pvt. Ltd 4/5 share, Jalpal S/o Deep chand 1/5 share:-			
	41	15/2	6-18
		16/1	1-2
		16/2	6-18
		17	8-0
		18/1	4-16
		23/1 min	4-15
		24/1	3-13
		25/1	1-2
			37-04
Mehar Singh S/o Chunni 112/389 share, Mansha Buildcon Pvt.Ltd 277/389 share			
	40	3/2	4-0
		8-1	4-0
		13	7-7
		18 min	5-10
		19 min	7-9
		23 min	5-8
			33-14

Total 169 Kanal 01 Marla Or 21.13125 Acres


 Director General
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 Haryana, Chandigarh
 Sahman (Haryana)