

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

Nugraj Dream Builders Pvt. Ltd.,
Regd. Off. B-115, Sector-3, DSIIDC Bawana,
Industrial Area, Bawana, New Delhi-110039.

Memo No. LC-5300-PA (SK)-2024/ 9975 Dated: 16-03-2024

Subject: - Letter of intent for grant of licence for setting up of Affordable Residential Plotted Colony under DDJAY-2016 over an area measuring 5.69792 acres in the revenue estate of village Barona, Sector-10, Kharkhauda, District Sonipat - Nugraj Dream Builders Pvt. Ltd.

Please refer to your applications dated 11.03.2024 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 instead of Affordable Residential Plotted Colony under DDJAY-2016 over an area measuring 5.69792 acres in the revenue estate of village Barona, Sector-10, Kharkhauda, District Sonipat 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
<ul style="list-style-type: none">Residential component = 5.47002 acres x 20 lac = Rs. 109.4004 lacsCommercial component = 0.2279 acres x 50 lac = Rs. 11.395 lacsTotal amount of IDW = Rs. 120.7954 lacs, against which 25% BG amounting to Rs. 30.19885 lacs is required to be deposited
OR
* You may mortgage 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

Director
Town & Country Planning
Haryana, Chandigarh

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. 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".
 - a) That, owner / developer shall integrate its bank account in which 70% allottee receipts are credited under Section-4(2)(l)(D) of the Real Estate Regulation and Development Act, 2016 with the on-line application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipts from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
 - b) That such 10% of the total receipts from each payment made by an allottee, which is received by the Department shall get automatically credited, on the date of receipt in Government treasury against EDC dues of the concerned licence of the coloniser.
 - c) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the coloniser against the said licence.
 - d) The implementation of such mechanism shall, however, have no bearing on the EDC instalment schedule conveyed to the coloniser. The coloniser shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that the EDC instalments that are due for payment get paid as per prescribed schedule.
5. You shall deposit an amount of ₹ 36,979/- on account of balance of licence fees & Rs. 83,03,770/- against 25% of total External Development Charges through Online at website i.e. www.tcpharyana.gov.in.
6. To furnish an undertaking on non-judicial stamp paper to the following effect:-
 - a) 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.
 - b) You shall integrate the services with Haryana Shahari Vikas Pradhikaran/Faridabad Metropolitan Development Authority as and when made available.
 - c) 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.
 - d) 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

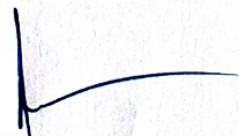
date of approval of zoning plan or the applicant shall develop the community site on its own or through third party as per the terms and conditions prescribed in policy dated 25.08.2022. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked on the layout plan to be approved alongwith the license.

- e) 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.
- f) That applicant 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.
- g) 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.
- h) 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.
- i) 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 Urban Development Authority or any other execution agency.
- j) 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.
- k) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- l) 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.
- m) You shall use only LED fitting for internal lighting as well as campus lighting.
- n) That applicant 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.
- o) 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 Sqft. to the Allottees while raising such demand from the plot owners.
- p) 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.
- q) 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.

- r) 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.
 - s) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
 - t) You will pay the labour cess as per policy instructions issued by Haryana Government.
 - u) 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.
 - v) That no further sale has taken place after submitting application for grant of license.
 - w) You shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
 - x) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
 - y) That you shall abide by the terms and conditions of policy dated 08.02.2016 (DDJAY) and other direction given by the Director time to time to execute the project.
 - z) That you shall execute the development works as per Environmental Clearance and company 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.
 - aa) That you shall not submitted any other application for grant of licence 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 Schedule Roads and Controlled Areas restrictions of Unregulated Development Act, 1963 or have not applied for licence/permission under any other law for the time being in force.
- 7. You shall submit the ownership verification report from Deputy Commissioner / District Revenue Officer, Sonipat before grant of licence.
 - 8. You shall submit the corrected layout plan of the proposed colony as per the approved sectoral plan. Further, in case of change in Sector plan, applicant shall fulfill the technical parameter.
 - 9. The licence shall be issued after approval of sectoral plan of Sector-10, Kharkhauda, Sonipat.
 - 10. You will intimate your official Email ID and the correspondence on this email ID by the Department will be treated receipt of such correspondence.

DA/as above.



(Amit Khatri, IAS)
Director, Town & Country Planning
Haryana Chandigarh

Endst. No LC-5300 -PA (SK)-2024/

Dated:

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

1. The Deputy Commissioner, Panipat.
2. Director Urban Estate, Panchkula.
3. Senior Town Planner, Rohtak.
4. District Town Planner, Panipat.
5. Land Acquisition Office, Rohtak.


(S. K. Sehwat)
District Town Planner (HQ)
Director, Town & Country Planning
Haryana, Chandigarh

To be read with LOI.....⁹⁹⁷⁵.....dated.....^{16/03}.....of 2024

Detail of land owned by M/s Nugraj Dream Builders Pvt. Ltd.

VILLAGE	RECT. NO.	KILLA	AREA (K-M-S)	
		NO.	TOTAL	APPLIED
Barona	4	10/2	3-7-0	3-7-0
		11	8-0-0	8-0-0
		12	7-12-0	7-12-0
		13	8-0-0	8-0-0
		14	6-16-0	6-16-0
		18/1/1	5-6-0	5-6-0
		18/2/1	1-3-0	1-3-0
	5	6 min	7-16-0	5-7-6
TOTAL			48 Kanal 0 Marla Or 6.0 Acre	45 Kanal 11 Marla 6 Sarsai Or 5.69792 Acre

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AMIT KUMAR, FI