

Directorate of Town & Country Planning, Haryana
 SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349
 Web site tcpharyana.gcv.in - e-mail: tcpharyana7@gmail.com

Regd.

LC-III
 (See Rule 10)

To

Sh. Ashok Kumar S/o Sh. Ram Sarup,
 Sh. Sushil Kumar Chaudhary, Rajiv Chaudhary,
 Sammi Chaudhary and Madhu Devi Wd/o Balbir Singh
 Sh. Narender S/o Sh. Ram Sarup
 C/o International Land Developers Pvt. Ltd.
 B-418, New Friends Colony,
 Delhi-110025.

Memo No. LC-4087-Asstt(AK)-2019/ **18870** Dated: **06-08-2019**


Subject: Grant of licence to set up Affordable Plotted Colony (DDJAY-2016) on an area measuring 10.53125 acres (under migration from licence no. 89 of 2013 dated 23.10.2013) in the revenue estate of village Hariyahara, Sector-36, Sohna, Distt. Gurugram- International Land Developers Pvt. Ltd.

Please refer your application dated 10.06.2019 on the matter cited as subject above.

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 an Affordable Plotted colony over an area measuring 10.53125 acres (out of 25.531 acres under migration from licence no. 89 of 2013 dated 23.10.2013) in the revenue estate of village Hariyahara, Sector-36, Sohna, Distt. Gurugram has been examined/considered by the Department under the policy issued vide memo PF-27A/2700 dated 08.02.2016 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.

2. To furnish bank guarantees on account of Internal Development Works for the amount calculated as under:-

INTERNAL DEVELOPMENT WORKS:


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	Area	Rate per acre	Amount	25% bank guarantee required	25% Bank guarantee deposited	Bank Guarantee to be demanded
	(in acres)	(in Lac)	(in Lac)	(in Lac)	(In lacs)	(in lacs)
Plotted component	10.11	20.00	202.20	55.81562	Nil	55.81562 (valid for 5 years)
Commercial component	0.42125	50.00	21.0625			
	10.53125	Total	223.2625			

**You have an option to mortgage 15% saleable area against submission of above said BG 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 and mortgage deed in this regard shall be executed as per the directions of the department.*

3. 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 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 DTCP, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.
4. That you shall execute two agreements i.e. LC-IV & LC-IV-A Bilateral Agreement on Non-Judicial Stamp Paper of Rs. 10/-. Two copies of specimen of the said agreement are enclosed herewith for necessary action.
5. To deposit bank guarantee of Rs. 55.81562 lacs on account of Internal Development Works having validity of 5 years.
6. To furnish an undertaking on non judicial stamp paper of Rs. 10/-:-
 - (i) 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.
 - (ii) You shall integrate the services with Haryana Urban Development Authority services as and when made available.
 - (iii) 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.
 - (iv) You will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to workout 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.

- (v) 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.
- (vi) 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.
- (vii) 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 or any other agency and provisions of EDC facilities may take long time and you shall not claim any damages against the Department for loss occurred if any.
- (viii) 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.
- (ix) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (x) 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.
- (xi) That applicant company shall use only LED fitting for internal lighting as well as campus lighting.
- (xii) 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.
- (xiii) 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 non 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. applicant company shall also provide detail of calculation of EDC per sqm/per sft to the allottees while raising such demand from the plot owners.
- (xiv) 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.

- (xv) 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.
- (xvi) 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.
- (xvii) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- (xviii) 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.
- (xix) 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.
- (xx) That no further sale has taken place after submitting application for grant of licence.
- (xxi) You shall not give any advertisement for sale of plots/ commercial area before the approval of layout plan.
- (xxii) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- (xxiii) You shall abide by the terms and conditions of the policy notified on 01.04.2016.
- (xxiv) 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.

7. You shall give public notice in three leading newspapers of English and Hindi (2+1) widely circulated, within a period of 15 days from the issuance of this approval, one of which should be local newspaper, stating that the licence is under the migration policy dated 18.02.2016, further amended on 24.01.2018 of Town and Country Planning Department has proposed to migrate part Licence no. 89 of 2013 dated 23.10.2013 granted for setting up of Residential Group Housing Colony for taking licence of Affordable Plotted Housing Policy, 2016 under Deen Dayal Jan Awas Yojna and company has not created any third party rights on the applied land under migration policy on an area measuring


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10.53125 acres. If allottee of the licenced colony (under Licence No. 89 of 2013) has any objection/ suggestion to the above stated migration, the same may be submitted in the office of District Town Planner, Gurugram within 15 days from the date of issue of public notice. Simultaneously, you shall also inform about the proposed revision in the originally approved layout plan of the complete colony. A copy of earlier approved layout plan and the proposed layout plan due to carving out of DDJAY colony be made available on the website of your company, at the office of Colonizer as well as in the office of District Town Planner, Gurugram. You shall submit report clearly indicating the objection/ suggestions, if any, received by you from allottee and action taken thereof alongwith an undertaking to the effect that the rights of the existing allottees (if any) have not been infringed in the office of District Town Planner, Gurugram after expiry of 15 days time of public notice.

8. You shall submit the NOC from District Forest Officer Gurugram regarding applicability of any Forest Law/notifications.
9. That certificate from DRO/Deputy Commissioner, Gurugram will be submitted certifying that the applied land is still under ownership of applicant company.
10. You shall earmark 50% saleable area in the layout plan, to be issued alongwith the license alongwith revenue detail, which is to be freezed as per clause 5(i) of the policy dated 01.04.2016. The area so freezed shall be allowed to sell only after completion of all Internal Development Works in the colony.
11. You shall furnish addendum registered collaboration agreement and registered power of attorney of Sh. Ashok Kumar S/o Sh. Ram Sarup, Sh. Narender S/o Sh. Ram Sarup for DDJAY in continuation of the collaboration agreement submitted by International Land Developers Pvt. Ltd. to the effect that:-
 - a) International Land Developers Pvt. Ltd. shall be responsible for compliance of all terms and conditions of license/provisions of Act 8 of 1975 and Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DTCP, Haryana, whichever is earlier.
 - b) The said agreement is still valid and shall be irrevocable and no modification/ alteration etc. in the terms and conditions of the said agreement can be undertaken, except after obtaining prior approval of DTCP, Haryana.
12. You shall submit afresh registered collaboration with Sh. Sushil Kumar Chaudhary, Rajiv Chaudhary, Sammi Chaudhary legal heirs of Sh. Bablir Singh containing the clauses of irrevocability and responsibility of developer and purpose alongwith registered General Power of Attorney.
13. You will submit an affidavit duly attested by 1st Class Magistrate, to the effect that applicants have 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.

14. To submit an indemnity bond indemnifying DTCP from any loss, if occurs due to submission of undertaking submitted in respect of non-creation of third party rights on the applied land.
15. You will intimate your official Email ID and the correspondence on this email ID by the Deptt. will be treated as receipt of such correspondence.
16. You shall complete the demarcation at site within 7 days from date of issuance of LOI and will submit the demarcation plan in office District Town Planner, Gurugram under intimation to this office.

DA/schedule of land.



(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana Chandigarh *nc*

Endst. LC-4087-Asstt(AK) 2019/

Dated:

A copy is forwarded to the following alongwith copy of land schedule for information and necessary action.

1. Chief Administrator HSVP, Sector-6, Panchkula.
2. Additional Director, Urban Estates, Sector-6, Panchkula.
3. Senior Town Planner, Gurugram.
4. DTP, Gurugram, with the direction to verify demarcation at the site.
5. Nodal Officer (Website) O/o DTCP, Hr.

(Rajesh Kaushik)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

To be read LOI No. 18870 dated 06-08 of 2019

1. Land owned by Ashok Kumar S/o Ram Sarup

Village	Rect. No.	Killa No.	Area (K-M)
Hariahera	46	3/2	5-17
		4/1	3-8
		7/2	3-8
		8	8-0
		13	8-0
		14/1	3-8
		17/2 min	3-2
		18/2 min	4-9
		19/1 min	<u>0-13</u>
		Total	40-5

2. Land owned by Sushil Kumar Chaudhary Rajiv Chaudhary – Shammi Chaudhary and Mathu Devi W/o Balbir Singh

Village	Rect. No.	Killa No.	Area (K-M)
Hariahera	46	4/2	4-12
		5/1	4-16
		6/2	5-0
		7/1	4-12
		14/2	4-12
		15/1	5-0
		16/2	5-0
		17/1	4-12
		25/1/1 min	<u>2-17</u>
		Total	41-1

3. Land owned by Narender S/o Ram Sarup


Village	Rect. No.	Killa No.	Area (K-M)
Hariahera	46	5/2 min	0-16
		25/1/2 min	<u>2-3</u>
Total			2-19
G. Total			84K 5Marla Or 10.53125 Acres.


Director,
Town & Country Planning
Haryana


To be read with LOI issued vide memo no. 18870 Dated 06-08-2019

That this Layout plan for an area measuring 10.53125 acres (Drawing no. DTCP-7085 dated 05.08.2019) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by International Land Developers Pvt. Ltd. and others. in Sector-36, Sohna is hereby approved subject to the following conditions:-

1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
3. That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
10. No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(iii) of the Act No.8 of 1975.
13. That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.


(NEHA YADAV)
ATP (HQ)


(RAJESH KAUSHIK)
DTP (HQ)


(D.N. NIMBOKAR)
STP (M) HQ


(JITENDER SIHAG)
CTP (HR)


(K. MAKRAND PANDURANG, IAS)
DTCP (HR)


(RAM AVTAR BASSI)
AD (HQ)


(DINESH KUMAR)
SD (HQ)