

Directorate of Town & Country Planning, Haryana

SCO 71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

Web site tcpharyana.gov.in - e-mail: tcpharyana4@gmail.com

Regd

LC-III
(See Rule 10)

To

Mansha Buildcon Pvt. Ltd.,
C/o D-357, Krishna Park, Village Devli, P.O. Pushpa Bhawan,
New Delhi - 110062

Memo No. LC-3397-JE(S)-2017/2196 Dated: 06-02-2017

Subject: Letter of Intent for grant of licence for setting up of Plotted colony under Affordable Plotted Housing Policy 2016 Deen Dayal Jan Awas Yojna, over an area measuring 8.76875 acres Sector-9, Tehsil and Distt. Palwal - Mansha Buildcon Pvt. Ltd.

Please refer your application dated 30.06.2016 on the matter cited as subject above.

2. Your request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975, Rules, 1976 framed there under and Affordable Plotted Housing Policy 2016 Deen Dayal Jan Awas Yojna over an area measuring 8.76875 acres for setting up of residential plotted colony in Sector-09, Palwal has been examined 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 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 = 8.418 acres x 20 lac = Rs. 168.36 lacsCommercial Component = 0.35075 acres x 50 lac = Rs. 17.5375 lacsTotal amount of IDW = Rs. 185.8975 lacs.BG to be submitted equal to 25% of total IDW = Rs. 46.47437 lacs
(Bank Guarantee should be valid for a period of five years).
OR
* You may 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. 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, 15% saleable area is mortgaged against the BG of IDW, then this clause will not be applicable).

4. To execute two agreements i.e. LC-IV & LC-IV-B on Non-Judicial Stamp Paper. Copies of the specimen of said agreements are enclosed herewith for necessary action.
5. You shall deposit an amount of Rs. 87,68,750/- on account of external development charges through Bank Draft in favour of Chief Administrator, HUDA, Panchkula (payable at Panchkula) and an amount of Rs. 6,39,375/- on account of balance licence fee through Bank Draft in favour of Director, Town and Country Planning, Haryana (payable at Chandigarh).

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Director
Town & Country Planning
Haryana, Chandigarh

6. To furnish an undertaking on non-judicial stamp paper to the following effect that
- a) 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 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 Urban Development Authority services 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 have read and understands the contents of Affordable Plotted Housing Policy Deen D. Jan Awas Yojna-2016 and you shall abide by the terms and conditions of this policy is letter and spirit.
 - e) You will transfer 10% area (0.0876 acres) of the licenced colony free of cost to the Government for provision of community facilities as earmarked on the layout plan of the colony. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions.
 - f) You understand 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.
 - g) You shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
 - h) 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 execution agency.
 - i) 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.
 - j) You shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
 - k) You shall use only LED fitting for internal lighting as well as campus lighting
 - l) 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 substations as per the norms prescribed by the power utility in the zoning plan of the project.
 - m) 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.
 - n) 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.
 - o) 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.

- p) That the licence shall be valid initially for five years, which will be renewable further upto two years in accordance to the provision of Act No. 8 of 1975. Since, no further renewal will be allowed thereafter, hence, the project necessarily will have to be completed within a period of 7 years from the date of grant of licence, after getting the licence renewed, as per clause 1(ii) of the policy notified on 01.04.2016
- q) You have understood that clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall not be permitted.
- r) 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.
- s) 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.
- t) No further sale of the licence applied land has taken place after submitting the application for grant of license.
- u) You shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- v) No provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- w) 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.
- x) You shall construct the revenue rasta from which approach to the colony is being taken upto higher order road in concurrence with the concerned authority.
7. That you shall earmark 50% saleable area in the layout plan, to be issued alongwith the license alongwith revenue detail, which is to be freezeed as per clause 5(i) of the policy, dated 01.04.2016. The area so freezeed shall be allowed to be sold only after completion of all Internal Development Works in the colony.
8. That you shall 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.
9. That you will intimate your official Email ID and the correspondence on this email ID by the Department will be treated receipt of such correspondence.


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

Endst. No LC-3397-JE(S)-2017/

Dated:

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

1. The Deputy Commissioner, Palwal.
2. Senior Town Planner, Faridabad.
3. District Revenue Officer, Palwal.
4. District Town Planner, Palwal.
5. Nodal Officer with the request to update the status on Department website.

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 (Om Parkash)
 Assistant Town Planner (HQ)
 For: Director, Town & Country Planning
 Haryana, Chandigarh

To be read with LOI Memo no 2196 Dated: 06-02

Detail of land owned by Mansha Buildcon Pvt. Ltd.

Village	Rect No	Killa No	Area K-M
Palwal	180	12 min	0-1
		27 min	0-2
		28 min	4-15
		32 min	17-8
		29 min	0-19
		181	26 min
	196	26	9-11
		27	24-5
	195	6	4-0
		7/1	1-16
	196	10	0-4
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Total			70-3

OR

8.76875 acres

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Haryana, Chandigarh
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