

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

Robust Buildwell Pvt. Ltd.,
Sector-79, Omaxe City Center,
Faridabad.

Memo No. LC-4307 B-JE (SK)-2021/26904 Dated: 21-10-2021

Subject: Letter of Intent for grant of licence for setting up of Commercial Plotted Colony over an additional area measuring 7.79375 acres in Sector-79, Faridabad - Robust Buildwell Pvt. Ltd.

Please refer your application dated 23.08.2021 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, Rules, 1976 framed there under and Commercial Plotted colony over an additional area measuring 7.79375 acres in Sector-79, Faridabad 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 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:-

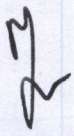
Internal Development Works	
• Commercial component = 7.79375 acres x 50lacs	= Rs. 3,89,68,750/-
• BG (25%) required to be deposited	= Rs. 97,42,188/-
(Valid at-least for five year)	
OR	
* You may mortgage 15% saleable area against submission of above said BG and in case, said option is adopted, then 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.	
EXTERNAL DEVELOPMENT CHARGES:-	
• 7.79375 acres x 374.747 lacs (150% FAR)	= Rs. 2920.6845 lacs
• BG (25%) required to be deposited	= Rs. 730.1712 lacs

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3. 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 the DTCP, 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 of Rs. 10/-. Two copies of specimen of the said agreements are enclosed herewith for necessary action.
5. That 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".
6. That you shall deposit an amount of ₹ 13,73,63,343/- on account of balance of licence fees & an amount of ₹ 3,97,40,769/- on account of conversion charges through bank draft in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh.
7. To submit an undertaking on non-judicial stamp paper of Rs. 10/- to the effect that:-
 - a. That you will pay the Infrastructure Development Charges amounting to ₹ 3,54,82,830/- @ Rs. 750/- per sq. mtr for the commercial area, 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 failing 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 free of cost 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 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.
 - 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 free of cost 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 DTCP Haryana.
- f. That you shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
- g. 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.
- h. 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 applicant company 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.
- i. 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.
- j. 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 Shahari Vikas Pradhikaran.
- k. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- l. 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.
- m. That you shall use only LED fitting for internal lighting as well as campus lighting.
- n. 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.
- o. 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 applicant company has to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- p. 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


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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.

- q. That you shall not give any advertisement for sale of commercial area before the approval of layout plan / building plans of the same.
 - r. 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.
 - s. 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.
 - t. That 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.
 - u. That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
 - v. 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.
 - w. That no pre-launch/sale of commercial site will be undertaken before approval of the building plans.
8. You shall submit the layout within 15 days after issuance of this Letter of Intent.
9. You shall submit addendum Power of Attorney no. 88 dated 03.12.2020 and 394 dated 15.02.2019 and collaboration agreement no. 4735 dated 03.12.2020 with specific clause of irrevocability.
10. You shall submit the ownership verification report from Deputy Commissioner, Faridabad before grant of licence.
11. You shall invite objections from the allottees of licence No. 54 of 2021 and shall inform all the third parties who have got rights created under original licence, through public notice within 15 days from grant of LOI, in the newspaper (proforma enclosed) informing about the revision in layout plan into Commercial Plotted Colony and also existing allottees shall be informed about the proposed revision through registered post with a copy endorsed to DTP, Faridabad as well as through Email also within 2 days from the issuance of public notice with a request to submit objections if any, in writing within 30 days from the date of publication of such public notice. Simultaneously, colonizer shall also inform

about the proposed revision in the originally approved layout plan of the complete colony.

A copy of earlier approved provisional and composite plan be made available on the website of Colonizer, at the office of Developer/ Colonizer as well as in the office of concerned DTP, Faridabad. The Colonizer shall submit report clearly indicating the objection, if any, received by him from allottees and action taken thereof alongwith an undertaking to the effect that the rights of the existing plot holders have not been infringed. Any allottees having any objection may file his/ her objection in the office of District Town Planner, Faridabad also. The Public Notice may be published in atleast three National newspapers widely circulated in District, of which one should be in Hindi Language.

12. You shall intimate your official Email ID and the correspondence made to this email ID by the Department shall be treated legal.

DA/as above.

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

Endst. No LC-4307-JE (SK)-2021/

Dated:

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

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

(Sunena)

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

Detail of land owned by Anveshan Builders Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Bhatola	36	20/1min	0-19
	37	16/1/1min	0-14
		16/2/1min	0-4
		Total	1-17

Detail of land owned by Sri Balaji Green Heights Pvt. Ltd.

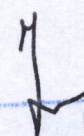
Village	Rect. No.	Killa No.	Area (K-M)
Bhatola	37	17/2min	3-0

Detail of land owned by AbhasRealcon Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Bhatola	29	21/2/2/1	0-17
		21/3/2/2	0-4
		21/3/3/2	0-2
		21/4/2/1	0-5
		Total	1-8

Detail of land owned by Robust Buildwell Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Bhatola	29	21/2/2/2	1-12
		21/3/2/1	0-13
		21/3/3/1	0-9
		21/4/1/2	0-2
		21/4/2/2	1-2
	36	20/2	5-1
		21	8-0
		1/2/1	1-7
		1/2/2	0-13
		1/3/1	0-3
	37	1/3/2	1-17
		10/1/1	2-10
		10/1/2	1-10
		11	8-0
		15/3/2min	2-4
		16/1/2	4-1
		16/2/2	1-1
		17/1/2	3-0
		19/2 min south west	1-12
		22/2 min west	1-0
	40	25/1	5-1
		2/2	2-8
		3/1	2-16
		Total	56-2
		Grand Total	62-7 or 7.79375 acres


 Director,
 Town & Country Planning
 Haryana
Jaswan Mehta