

# Directorate of Town & Country Planning, Haryana

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

Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

Regd.

LC-III  
(See Rule 10)

To

Swantantra Land & Finance Pvt. Ltd.  
Regd. Office: A-71, FIEE Complex,  
Okhla Industrial Area, Phase-II,  
New Delhi-110020  
Email ID- slf@airtelmail.in

Memo No. LC-3882-JE (SK)-2019/ 4166

Dated: 12-02-2019

**Subject:** Letter of Intent for setting up of Affordable Plotted colony under policy 2016 DDJAY over an area measuring 5.775 Acres in the revenue estate Village Kheri Kalan, Sector-97, Faridabad -Swantantra Land & Finance Pvt. Ltd.

Please refer your application dated 16.05.2018 and 21.09.2018 on the matter cited as subject 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 Affordable Plotted colony under policy 2016 Deen Dayal Jan Awas Yojna over an area measuring 5.775 acres in the revenue estate Village Kheri Kalan, Sector-97, 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	
• Residential component = 5.544 acres x 20 lac	= Rs. 110.88 lacs,
• Commercial component = 0.231 acre x 50 lac	= Rs. 11.55 lacs
• Total amount of IDW	= Rs. 122.43 lacs
• 25% BG to be demanded =Rs. 30.6075 lacs is required to be deposited	
(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.	
<b>EXTERNAL DEVELOPMENT CHARGES:-</b>	
• Plotted component = 5.544 x 93.687 lacs	= Rs.519.40 lacs
• Commercial component=0.231 x 374.747 lacs (150%)	= Rs. 86.57 lacs
• Total = Rs.605.97 lacs and 75% of which is Rs.454.48 lacs	
• As per policy dated 05.12.2018 the 25% of total EDC i.e. Rs. 113.62 lacs required to be deposited alongwith Bank Guarantee of Rs. 85.215 Lacs (Valid at-least for five year) i.e. equal to 25% of balance amount of Rs. 340.86 Lacs against EDC.	

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.

3. 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.
4. That you shall deposit the following online at [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in):-
  - i. An amount of Rs. 113.62 lacs against 25% of total External Development Charges.
  - ii. An amount of Rs. 70,21,523/- against balance licence fee.
  - iii. An amount of Rs. 28,39,628/- against Conversion Charges.

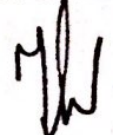
*(Amount demanded in LOI is subject to audit and reconciliation).*

5. That 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 be sold only after completion of all Internal Development Works in the colony.
6. To furnish an undertaking on non-judicial stamp paper to the following affect that:-
  - i. You shall deposit an amount of Rs. 70,99,070/- against Infrastructural Development Charges @ Rs. 375/- per Sqm for plotted component and @ Rs. 750/- per Sqm for commercial component for 150 % FAR, in two equal installments. First within 60 days from issuance of license and second within six months be paid online at [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in). In failure of which, an interest @ 18% per annum for delay period shall charged.
  - ii. You shall pay the balance amount of External Development Charges Rs. 340.86 Lacs in equal six half yearly installment with interest as per policy dated 05.12.2018.
  - iii. 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.
  - iv. The EDC have been charged on the basis of EDC Indexation Mechanism Policy dated 11.02.2016, which stands approved by cabinet. If there will be any change in the said rates, then differential amount from the original calculation will required to be deposited as and when demanded by the Department.
  - v. You shall transfer the area falling under sector roads/green belt forming part of licenced land, 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.
  - vi. You shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
  - vii. You shall not claim any damage against the Department for loss occurred if any as the provisions of external development facilitates may take long time by HSVP, hence.
  - viii. 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 Areas Restriction of Unregulated Development Act, 1963.
  - ix. You have read and understand the contents of Affordable Plotted Housing Policy Deen Dayal Jan Awas Yojna-2016 and you shall abide by the terms and conditions of this policy in letter and spirit.

- x. You will transfer 10% area 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.
- xi. You understand that the development/construction cost of 24m/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 24m/18 m wide major internal roads as and when finalized and demanded by the Department.
- xii. 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.
- xiii. You shall make your own 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.
- xiv. 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.
- xv. You shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xvi. You shall use only LED fitting for internal lighting as well as campus lighting.
- xvii. You shall make provisions of solar water heating system as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for occupation certificate.
- xviii. 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.
- xix. 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.
- xx. 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.
- xxi. 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.
- xxii. 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.
- xxiii. 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.
- xxiv. 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.
- xxv. 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.

- xxvi. No further sale of the licence applied land has taken place after submitting the application for grant of license and land is free from litigation.
- xxvii. You shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- xxviii. No provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxix. You shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed there under shall be followed by the applicant in letter and spirit.
- xxx. You shall abide by the terms and conditions of policy dated 08.02.2016 DDJAY and other directions given by the Director time to time to execute the project.
7. That you shall demolish the unauthorized construction at site and submit compliance report through District Town Planner (E), Faridabad within a period of 7 days after issuance of this letter.
8. 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.  
DA/as above


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

Endst. No LC-3882-JE (SK)-2019/

Dated:

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

1. The Deputy Commissioner, Faridabad.
2. Senior Town Planner, Faridabad.
3. Land Acquisition Office, Faridabad.
4. District Town Planner (E), Faridabad with request to send the demolition report of unauthorized construction, duly verified at site within a period of 7 days positively.

  
(Vijender Singh)  
District Town Planner (HQ)  
For: Director, Town & Country Planning  
Haryana, Chandigarh

To be read with LOI Memo No. 4167 dated 12-01-2019 of 2019

Detail of land owned by Swatantra Land and Finance Pvt. Ltd.

Village	Rect No	Killa No	Area (K-M)
Kheri Kalan	113	4/2	6-13
		5	8-0
		6	8-0
		7/1 Min	6-16
		14/2/1	0-15
	114	1	8-0
		10	8-0
		Total	46-4

OR

5.775 Acres

  
Director,  
Town & Country Planning  
Haryana 