

Regd.

LC-III
(See Rule 10)

To

TDI Realcon Pvt. Ltd.
(formerly known as Navjyoti Overseas Pvt. Ltd.),
Regd. Office. Upper Ground Floor,
Vandana Building, 11, Tolstoy Marg,
New Delhi-110001.

Memo No. LC-4892-JE (MK)/2023/ 10848 Dated: 17-04-2023

Subject: - Letter of Intent for grant of licence for setting up of Affordable Plotted Colony under DDJAY over an area measuring 6.81 acres (migration from Licence no. 1281-1282 of 2006 granted for setting up of a group housing) in the revenue estate of village Garh Shahjahanpur, Sector-17, Sonipat.

Please refer your application dated 08.08.2022 on the subject cited above.

2. Your request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975, and Rules framed there under for development of Affordable Plotted Colony under DDJAY over an area measuring 6.81 acres (migration from Licence no. 1281-1282 of 2006 granted for setting up of a group housing) in the revenue estate of village Garh Shahjahanpur, Sector-17, Sonipat has been considered 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 guarantee amounting to Rs. 36.09 lacs against 25% of the total cost of Internal Development Works amounting to Rs. 144.36 lacs.

or

To mortgage 10% saleable area against submission of above said BG and in case, said option is opted, 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, 10% saleable area is mortgaged against the BG of IDW, then this clause will not be applicable).

4. To deposit an amount of Rs. 37,86,325/- (Thirty Seven lacs Eighty Six Thousand Three Hundred Twenty Five only) on account of balance licence fee to be deposited online at www.tcpharyana.gov.in.

5. To execute agreements on prescribed proforma LC-IV & LC-IV-B on Non-Judicial Stamp Paper of Rs. 100/- each.

a. That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt 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 receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.

c. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.

d. The implementation of such mechanism shall, however, have no bearing on EDC installment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC installments that are due for payment that paid as per the prescribed schedule.

6. To furnish an undertaking on non-judicial stamp paper of Rs. 100/- to the following effect:-

- a) That you will pay the State Infrastructure Development charges amounting to Rs. 62,96,461/- @ Rs. 281.25/- per sq m for the plotted area and Rs.562.50/- for the commercial component in two equal installments. First installment will be due within 60 days of grant of licence and second installment within 6 months of grant of licence failing which 18% per annum interest will be liable for the delayed period.
- b) 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.
- c) That you shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
- d) 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 Areas Restrictions of Unregulated Development Act, 1963.
- e) That you shall transfer 10% area of the licenced colony for provisions of Community facilities within 30 days of approval of zoning plan. Alternately, the you shall have an option to develop such area on its own or through third party subject to the conditions mentioned at clause 4(j) in policy dated 25.08.2022
- f) That 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.
- g) That you will transfer the 24/18 m wide sectoral plan road/sector road/ service road/ green belt forming part of the licenced colony to the department within a period of 30 days from approval of zoning plan.
- h) That 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) That 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 Shehri Vikas Pradhikaran or any other execution agency.
- j) That 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) That you shall use only LED fitting for internal lighting as well as campus lighting.

4/2/22

- 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 it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC/SIDC. In case of not inclusion of EDC/SIDC 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/SIDC per Sqm/per sqft. to the Allottees while raising such demand from the plot owners.
- p) That 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) That 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) That 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) That 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 as amended from time to time.
- u) 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 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) That 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 the revenue rasta passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
- z) 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.
- aa) 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 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.
- bb) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- cc) 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.

- dd) 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.
- ee) ✓ That you shall maintain the right of way along One 132 KV HT line passing through the applied site.
- ff) That you shall maintain the UGT, underground STP and the green area above the same through proper horticulture in this residential colony.
7. ✓ That you shall give public notice in three leading newspapers of English and Hindi (2+1) published in the District, within a period of 10 days from the issuance of this approval, one of which should be local newspaper, stating that the company under the migration policy dated 18.02.2016 of Town and Country Planning Department has proposed to migrate Licence no. 1281-1282 of 2006 granted for setting up of Residential Group Housing Colony for taking licence of Affordable Plotted Housing under Deen Dayal Jan Awas Yojna Policy 2016. If allottee / any other person who booked the flats in the licenced colony (Licence No. 1281-1282 of 2006) has any objection to the above stated migration the same may be submitted in the office of Senior Town Planner, Rohtak within 30 days from the date of issue of public notice due to carving out of DDJAY colony be made available on the website of your company, at the office of Developer/Colonizer as well as in the office of District Town Planner, Panipat also the same shall be display on the site office. Applicant shall submit report clearly indicating the objection, 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 Senior Town Planner, Rohtak after expiry of 30 days time of public notice.
8. ✓ That applicant shall submit the enhance paid up capital upto Rs. 2.00 crores.
9. ✓ That applicant shall submit the ownership verification report from DC/DRO Sonapat.
10. ✓ That applicant shall submit the revenue documents i.e. sanctioned mutation in the name of TDI Realcon Pvt. Ltd. as per ROC before grant of license.
11. ✓ That the final license will be issued after final approval of revised sectoral plan of Sector 10, 11, 16 & 17, Sonipat.

Note:- You shall intimate the official Email ID and the correspondence on this email ID by the Deptt. will be treated receipt of such correspondence.

DA/Land schedule.


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

Endst. No. LC-4892-JE (MK)-2023/

Dated:

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

1. The Deputy Commissioner, Sonapat.
2. District Revenue Officer, Sonapat.
3. Senior Town Planner, Rohtak.
4. District Town Planner, Sonapat.
5. Project Manager (IT) with the request to update the status on website.


(Sunena)
District Town Planner (HQ)
For: Director General, Town & Country Planning
Haryana, Chandigarh

To be read with LOI Memo No. 10848 Dated 17/04 of 2023

Detail of land owned by Navjyoti Overseas Pvt. Ltd. (Now known as TDI Realcon Pvt. Ltd)

Village	Rect. No.	Killa No.	Area (K-M)	
Garh Shahjahanpur	6	14	8-0	
		15/1	5-8	
		16	7-12	
		17	8-0	
		24	8-0	
		25	7-12	
		15/2	2-4	
		5	11/2	4-18
			11/1	2-16
			Total	54-10

Or 6.8125 Acres ✓


Director General
Town & Country Planning
Haryana, Chandigarh
Suman (Patwari)