

Directorate of Town & Country Planning, Haryana
Aayojna Bhawan, Madhya Marg, Sector 18A, Chandigarh.
Phone : 0172-2549349 Email: tcparyana7@gmail.com
Website: <http://tcparyana.gov.in>

LC-III (See Rule 10)

To

Samsung Overseas Ltd.
1702, Arya Samaj Road,
Karol Bagh, New Delhi-05

Memo No. LC-4593-JE(SB)-2021/ 29510

Dated: 18-11-2021

Subject:

Letter of Intent - Request for grant of licence to set up Residential Plotted Colony over an area measuring 43.12986 acres (migration of part area measuring 13.51875 acres from Licence No. 70 of 2018 dated 03.10.2018 and migration of area measuring 7.16875 acres from licence no. 09 of 2019 granted for development of Affordable Residential Plotted Colony and fresh applied area measuring 22.44236 acres) in the revenue estate of village Rattangarh and Jhambra, Sector-5 & 6, Shahabad, District Kurukshetra - Samsung Overseas Ltd.

Please refer your application dated 22.09.2021 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 and Rules, 1976 framed there under for development of Residential Plotted Colony over an area measuring 43.12986 acres in the revenue estate of village Rattangarh and Jhambra, Sector -5 & 6, Shahabad, District Kurukshetra (After migration of part area of Licence No. 70 of 2018 dated 03.10.2018 and migration of area of licence no. 09 of 2019 dated 30.01.2019 granted for development of Affordable Residential Plotted Colony) has been considered and it is proposed to grant a license for setting up of aforesaid 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.

- To furnish the bank guarantee on account of Internal Development Charges & External Development Charges for the amount calculated as under:-

INTERNAL DEVELOPMENT WORKS (IDW):-

Sr. No.	Particulars	Total IDW Cost	25% BG to be demanded in the LOI
1.	IDW BG	Plotted Component 41.40466x20 Lacs = 828.0932 Lacs Commercial Component 1.7252x50 Lacs= 86.26 Lacs Cost of Community Sites=Rs. 89.40 Lacs Total Cost of development=1003.75 lacs	250.938 lacs
	Total	1003.75 Lacs	250.938 Lacs (valid for 5 years)

EXTERNAL DEVELOPMENT CHARGES (EDC):-

Total Area = 43.12986 acres
Area under Plotted Component = 41.40466 acres
Interim rate for EDC of Plotted Component = Rs. 41.639 Lac/acre
Amount = Rs. 1724.0486 Lacs
Area under Commercial Component = 1.7252 acres
Interim rate for EDC of Commercial Component= Rs. 166.554 Lac/acre
Amount = Rs. 287.3389 Lacs
Total Amount of EDC =Rs. 2011.3875 Lacs
EDC Deposited against Licence No. 70 of 2018 & 09 of 2019 for the proportionate area measuring 20.6875 acres = Rs. 103.44 Lakhs

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Balance EDC Amount Required
25% bank guarantee required

=Rs. 1908.33 Lacs
= Rs. 477.08 Lacs (Valid for 5 years)

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.

1. To execute two agreements i.e. LC-IV and Bilateral Agreement LC-IV-B on Non-Judicial Stamp Paper of Rs. 10/-. Copies of the specimen of said agreements are enclosed herewith for necessary action.
2. To deposit an amount of Rs. 54,99,065/- (After adjusting an amount of Rs. 2,06,875/- deposited against licence no. 70 of 2018 and 09 of 2019) on account of Balance license fee through online e-payment module available on departmental website i.e. www.tcpbharyana.gov.in.
3. To deposit an amount of Rs. 64,23,317/- on account of conversion charges and an amount of Rs. 9020/- on account of composition fees of unauthorized construction of boundary wall of 902 ft. through online e-payment module available on departmental website i.e. www.tcpbharyana.gov.in
4. To furnish an undertaking on non-judicial stamp paper of Rs. 10/- to the following effect.

(i) That you will pay the Infrastructure Development Charges amounting to Rs. 1,37,19,363/- @ Rs.70/- per sq. mtr for the Plotted Component and @ Rs.190/- per sqm. for the commercial area (150 FAR), 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.

(ii) That the licensee 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.

(iii) 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.

(iv) 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.

(v) That you shall construct at your own cost, or get constructed by any other institution or individual at its costs, the community buildings on the lands set apart for this purpose, as per provision of Section 3 (3) (a) (iv) of act 1975.

(vi) That you shall integrate the services with Haryana Shabri Vikas Pradhikaran services as and when made available.

(vii) The 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.

(viii) That you shall understands 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.

(ix) 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.

(x) That you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Shahari Vikas Pradhikaran services or any other execution agency.

(xi) 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.

(xii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

(xiii) 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.

(xiv) That you shall use only LED fitting for internal lighting as well as campus lighting.

(xv) 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.

(xvi) 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 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.

(xvii) That you shall keep pace of development at least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.

(xviii) 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.

(xix) 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.

(xx) 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 licensee have to deposit thirty percentage of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.

(xxiii) That no further sale has taken place after submitting application for grant of license.

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- xix) That you shall not give any advertisement for sale of plots/commercial are before the approval of layout plan.
- xx) That you shall construct the access to the site upto higher order road in concurrence with the concerned authority before allotment of plot.
- xxi) 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.
- xxii) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxiii) That you 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.
- xxiv) 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.
- xxv) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- xxvi) 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.
- xxvii) That you shall either shift the 2 No. of 11 KV HT Line and 1 no. 66 KV HT Line passing over the site and shall not allot the plots falling within ROW of these HT Lines.
- xxviii) That you shall execute the development works as per Environmental Clearance and comply 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, you shall be liable for penal action by Haryana State Pollution Controlled Board or any other Authority Administering the said Act.
- 5. That you shall submit an indemnity bond, indemnifying by the DTCP against any loss/claim arising out of any pending litigation.
- 6. That 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.
- 7. To submit an undertaking from the land owning companies / land owners that this land has not been sold to any person after entering into collaboration agreement with the colonizer to whom LOI is being issued and also that presently there is no collaboration agreement enforced with any other person for the same land.
- 8. The you shall intimate your official Email ID and the correspondence on this email ID by the Deptt. will be treated receipt of such correspondence.
- 9. That you shall submit the necessary permission of NHAI regarding access to the applied site.
- 10. That certificate from Deputy Commissioner, Kurukshetra will be submitted certifying that the applied land is still under ownership of applicant company.

11. That you shall transfer the land falling under green belt, sector road /service road part of the balanced area after migration, applied for surrender of area, free of cost to the govt. before final permission.
12. That you shall demolish the unauthorized construction raised at site and submit the verification report from DTP Kurukshetra before final permission.
13. That you shall invite objections from the existing allottees (if any) of license No. 70 of 2018 dated 03.10.2018 and 09 of 2019 dated 30.01.2019 through an advertisement to be issued atleast in three National Newspapers within a period of 10 days from the issuance of approval informing about the migration of the original licenced area into Residential plotted scheme, with a request to submit objections if any, in writing within 30 days from the date of publication of such public notice in the office of Senior Town Planner, Panchkula and applicant company shall inform all the third parties who have got rights created under original licence, through Registered post with a copy endorsed to Senior Town Planner, Panchkula within two days from advertisement clearly indicating the last date for submission of objection. A copy of earlier approved layout/site plan and the proposed layout plan due to carving out of Residential plotted colony be made available on the website of Colonizer, at the office of Developer/Colonizer as well as in the office of Senior Town Planner, Panchkula. You 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 Senior Town Planner Panchkula also. The Public Notice may be published in atleast three National newspapers widely circulated in District, of which one should be in Hindi Language.

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

Haryana, Chandigarh

Endst. No LC-4593-JE(SB)-2021/ 29511-514

Dated: 18-11-2021

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

1. Deputy Commissioner, Kurukshetra
2. District Revenue Officer, Kurukshetra.
3. Senior Town Planner, Panchkula.
4. District Town Planner, Kurukshetra.

(Rohit Chauhan)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

To be read with LOI Memo No.....dated.....of 2021

<u>Detail of land owned by Samsung Overseas Ltd.</u>		
<u>Village</u>	<u>Khasra No.</u>	<u>Area</u>
Ratangarh	473/4/1	1-4-0
	474/1	0-3-0
	475/1	0-6-0
	475/2/1/1	1-6-0
	475/5/1	0-2-0
	481	8-0-0
	482	8-0-0
	483/1	0-8-0
	483/2	1-10-0
	483/3	6-2-0
	484/1	0-4-0
	484/2	2-5-0
	487/1	5-12-0
	487/2	0-8-0
	488/1	0-2-0
	488/2	1-10-0
	488/3	6-9-0
	510	8-0-0
	513	5-16-0
	517/1	6-16-0
	518/1	7-2-0
	519/1	4-15-0
	521	5-14-0
	522	8-0-0
	523	8-0-0
	558min	2-13-0
	561min	2-13-0
	562min	2-13-0
	590	8-0-0
	476min	2-17-0
	477min	2-11-2
	478min	0-5-8
	512	5-16-0
	514	8-0-0
	515	7-1-0
	516	6-12-0
	524	7-12-0
	525	8-0-0
	526min	2-14-6
	527	5-12-0
	529/1	2-13-0
	530	2-19-0
	531	2-1-0
	532	4-0-0
	533/1	5-0-0
	534/1	3-13-0
	535	2-18-0
	557min	2-13-0
	528	8-0-0
	529/2	5-7-0
	533/2	0-4-0
	534/2	7-14-0
	537	2-4-0
	536	2-18-0

DTCP (HR)

Village	Rect. No.	Killa No.	Area K-M-S
Jhamda	111	11/2	4-0-0
		12	8-0-0
		13	8-0-0
		17	4-2-0
		18/1	6-8-0
		18/2	1-12-0
		19	8-7-0
		20	8-14-0
		23	2-14-0
		22	8-0-0
	110	16/2	0-16-0
		17/2	0-8-0
		24	0-18-0
		25	1-9-0
		3/2/1	0-14-0
		3/2/2	1-15-0
		4	8-0-0
		5	8-0-0
		6	6-7-0
		7	8-0-0
112	8/1	1-8-0	
	8/2	6-12-0	
	14/1	6-13-0	
	15/1	2-0-0	
	14/2	1-7-0	
	15/2	0-2-0	
	1	2-9-0	
	2	2-7-0	
	3	3-0-0	
	Total		345K-0M-7S

Or 43.12986 acres ✓

Director,
Town & Country Planning
Haryana
Jammu Road