

Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.
Phone : 0172-2549349 Email: tcpharyana7@gmail.com
Website: <http://tcpharyana.gov.in>

Regd.

LC-III
(See Rule 10)

To

Radhey Buildhome Pvt. Ltd.,
In collaboration with Adani M2K Realtors LLP,
Miracle Mile. 3rd Floor, Sector-60,
Golf Course Extension Road,
Gurugram – 122002.

Memo No. LC-5037/JE(AK)/2024/ 40134 Dated: 17-12-24

Subject:- Letter of Intent - Request for grant of licence for an additional area measuring 0.03125 acres in Residential Group Housing colony measuring 5.13125 acres (licence no. 24 of 2012 dated 27.03.2012) thereby making the total site area 5.1625 acres in the revenue estate of village Kherki Majra Dhankot, sector 102 & 102A Gurugram.

Reference:- Your application dated 11.07.2024 on the above cited subject.

Your request for the grant of license under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976 framed thereunder for grant of licence for an additional area measuring 0.03125 acres in Residential Group Housing colony measuring 5.13125 acres (licence no. 24 of 2012 dated 27.03.2012) thereby making the total site area 5.1625 acres in the revenue estate of village Kherki Majra Dhankot, sector 102 & 102A Gurugram has been examined/considered by the Department and it is proposed to grant license to you. However, before grant of licence, you are 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 issuance of this notice, failing which the grant of license shall be refused.

1. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of Rs. 100/-. Further, following additional clauses shall be added in the bilateral agreement as per Government instruction dated 14.08.2020:-
 - v. That, the owner/developer shall integrate its bank account in which 70% allottee receipts are credited under Section-4(2)(l)(D) of the Real Estate Regulation and Development Act, 2016 with the on-line application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipts from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
 - vi. That such 10% of the total receipts from each payment made by an allottee, which is received by the Department shall get automatically credited, on the date of receipt in Government treasury against EDC dues.
 - vii. Such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
 - viii. The implementation of such mechanism shall, however, have no bearing on the EDC instalment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from

Director
Town & Country Planning
Haryana, Chandigarh

its own funds to ensure that the EDC instalments that are due for payment get paid as per prescribed schedule.

2. To furnish BG amounting Rs. 2,44,393/- against External Development Charges amounting Rs. 9,77,570/- (valid for 5 years alongwith 3 months claim period). You have an option to mortgage 10% 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 rate of EDC has been calculated on the basis of EDC Indexation Mechanism Policy dated 11.02.2016, which stands approved by cabinet. If there will be any change and delay in the amendment in the Act/Rules w.r.t. the said rates, then differential amount from the original calculation will required to be deposited as per demand.*

3. To furnish the Bank Guarantee of Rs. 39,063/- on account of Internal Development works to be deposited online at website i.e. www.tcpharyana.gov.in. You have an option to mortgage 10% 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.

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. 1,38,589/- 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 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.

- iii. 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.

- 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 be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DGTCP Haryana.

- vi. That you shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.

- vii. 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.

- viii. 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.
- ix. 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.
- x. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by Haryana Shehari Vikas Pradhikaran.
- xi. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xii. 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.
- xiii. That you shall use only LED fitting for internal lighting as well as campus lighting.
- xiv. 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.
- xv. 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.
- xvi. 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.
- xvii. That you shall not give any advertisement for sale of commercial area before the approval of layout plan / building plans of the same.
- xviii. 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 and its subsequent amendments.
- xix. That you shall abide with policy dated 08.07.2013 and 26.02.2021 and amended from time to time related to allotment of EWS Flats/Plots.
- xx. That you shall keep pace of construction at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- xxi. 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, applicant company would be required to furnish an additional bank guarantee within 30 days on demand. It is

Director
Town & Country Planning
Haryana, Chandigarh

made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.

- xxii. That you shall specify the detail of calculations per Sqm/per Sqft., which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
 - xxiii. 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.
 - xxiv. That no pre-launch/sale of commercial site will be undertaken before approval of the layout plan.
 - xxv. That the owner/developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Residential Plotted Colony after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.
 - xxvi. 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 Control Board or any other Authority Administering the said Acts.
 - xxvii. That you shall abide by with the Act/Rules and the policies notified by the Department for development of commercial colonies and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, 1975.
 - xxviii. That licenced land forming the part of Sector, Road, Service roads, Green belts and 24/18 mtrs wide road as the case may be land pockets which are earmarked for community sites shall be transferred within a period of 30 days in favour of Government from the date of approval of Zoning Plan.
 - xxix. That you shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree at applied site, before grant of licence.
 - xxx. That the applicant company shall obey all the directions/restrictions imposed by the Department from time to time.
5. That you shall complete the demarcation at site within 7 days from date of issuance of LOI and will submit the demarcation plan in office of District Town Planner, Gurugram under intimation to this office.
 6. That you shall submit the NOC from Divisional Forest Officer, Gurugram before grant of final permission.
 7. That certificate from DRO/Deputy Commissioner, Gurugram will be submitted certifying that the applied land is still under ownership of applicant company.
 8. That you shall undertake to indemnify State Govt. / Department for loss occurred or legal complication arising due to pending litigation and the land owning / developer company will be responsible for the same in respect of applied land.
 9. That you shall submit an indemnity bond, indemnifying by the DGTCP against any loss/claim arising out of any pending litigation

Director
Town & Country Planning
Haryana

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10. That you shall 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.
 11. That you shall submit the report from LAO regarding acquisition of sector dividing road of sector-102 & 102A, Gurugram.
 12. That you will intimate their official Email ID and the correspondence address to the Department which will be treated legal and enforceable.
DA/schedule of land.



(Amit Khatri, IAS)
Director, Town & Country Planning
Haryana Chandigarh

Endst. LC-5037/JE(AK)/2024/

Dated:

A copy is forwarded to the following alongwith copy of land schedule for information and necessary action:-

1. Chief Administrator HSVP, Sector-6, Panchkula.
2. Director, Urban Estates, Sector-6, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Forest Officer, Gurugram.
5. District Town Planner, Gurugram with a request to send the duly verified demarcation plan.
6. CAO O/o DTCP, Haryana.
7. Nodal Officer (Website) O/o DTCP, Hr.



(Ashish Sharma)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

To be read with LOI memo no. 40134 Dated 17/12/2024 of 2024

Detail of land owned by Radhey Buildhome Pvt. Ltd.

Village	Rectangle No.	Khasra No.	Area (K-M)
Kherki Majra	31	18/1	0-5 Or 0.03125 acre

Director
Town & Country Planning
Haryana, Chandigarh



To

✓ M/s. Radhey Buildhome Pvt. Ltd.
G-20/232, Sector 7, Rohini
Delhi.

Memo No.LC-2388-JE(VA)/2011/ 15081

Dated: 10/10/11

Subject: **Application for grant of License for setting up GROUP HOUSING COLONY over an area measuring 17.9875 acres in the revenue estate of village Kherki Majra, Sector 102-102A, Gurgaon.**

Ref: - Your application dated 04.06.2010 & 20.07.2011 on the above noted subject.

Your request for the grant of license under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976 framed thereunder for the development of a **RESIDENTIAL GROUP HOUSING COLONY** on the land measuring 17.9875 acres falling in the revenue estate of village Kherki Majra, Sector 102, 102A, Distt. Gurgaon has been examined/considered by the Department and it is proposed to grant license to you. 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 issuance of this notice, failing which the grant of license shall be refused.

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

1. INTERNAL DEVELOPMENT WORKS (IDW)

A) Tentative rates for GH	= ₹ 899.375 Lac
@ ₹ 50.00 Lac per acre	
B) Cost of Community Facilities	= ₹ 67.05 Lac
C) Total cost of Internal Development Works	= ₹ 966.425 Lac
D) 25% B.G. on account of IDW	= ₹ 241.60625 Lac

2. EXTERNAL DEVELOPMENT CHARGES (EDC)

A) Charges for GH Development	= ₹ 3817.5517 Lac
(@ ₹ 213.30 Lac/acre)	
B) Charges for Commercial Component	= ₹ 25.59434 Lac
(@ ₹ 284.603 Lac/acre)	
C) Total cost of Development	= ₹ 3843.14604 Lac
D) 25% bank guarantee required	= ₹ 960.7865 Lac

It is made clear that the Bank Guarantee of Internal Development Works has been worked out on the interim rates and you have to submit the additional bank guarantee if any, required at the time of approval of Service Plan/Estimate according to the approved layout plan. With an increase in the cost of

construction and an increase in the number of facilities in the layout plan, 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 DGTCP, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.

1. To execute two agreements i.e. LC-IV & LC-IV-A Bilateral Agreement on Non-Judicial Stamp Paper of ₹ 3/-. Two copies of specimen of the said agreement are enclosed herewith for necessary action.
2. To deposit an amount of ₹ 1,19,02,745/- on account of conversion charges and amount of ₹ 1,04,11,767/- on account of balance license fee through bank draft in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh.
3. To furnish an undertaking that you will deposit an amount of ₹ 4,56,33,613/- on account of Infrastructure Development Charges @ ₹ 625/- per sq m for GH area and ₹ 1000/- per sq m for Commercial Component in two equal installments after grant of license. First installment shall be payable within 60 days and second installment within six months from the date of grant of license, failing which 18% interest PA will be charged.
4. To submit an undertaking that you will construct 24/30 m wide internal circulation road falling through your site side at your own costs and the entire road shall be transferred free of cost to the Government.
5. To furnish an undertaking that portion of sector road, service road and internal circulation plans road which shall form part of the license area, will be transferred free of cost to the Government in accordance with the provisions of section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Area Act, 1975.
6. To submit an undertaking that you will integrate the services with the HUDA services as and when available.
7. To submit an undertaking that you will have no objection to the regularization of the boundaries of the licensed land through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon the colonizer.
8. To submit an undertaking that you shall not raise any construction within ROW of 66 KV HT Line passing through the site.
9. To submit a certificate from the District Revenue Authority stating that there is no further sale of the land applied for license till date and applicant companies are owner of the land.

10. That you shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
11. To submit an undertaking to the effect that you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from external infrastructure to be laid by HUDA.
12. To submit an undertaking 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 your land for Transformers/Switching Station/Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
13. To submit an undertaking that you shall provide the rain water harvesting system as per central ground water Authority Norms/Haryana Govt. notification as applicable.
14. That the colonizer shall abide by the policy dated 03.02.2010 related to allotment of EWS plots/flats.
15. To furnish an undertaking that the development/construction cost of 24/30 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land if any, alongwith the construction cost of 24/30 m wide road/major internal road as and when finalized and demanded by the Director General Town & Country Planning, Haryana.
16. To submit an undertaking that you shall provide the Solar water heating system as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
17. That you will intimate your official "email ID" to the department and correspondence done by department on this ID shall be treated as official intimation & legally valid.
18. To submit an affidavit duly attested by 1st Class Magistrate, to the effect that you 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 License/change of land use under the provision of the Punjab Schedule Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963.
19. That you will complete the demarcation at site within 7 days and will submit the Demarcation Plan in the office of District Town Planner, Gurgaon within 15 days of issuance of this memo.

20. That in compliance of Rule- 27 of Rules 1976 & Section-5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number & full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the flat holders for meeting the cost of internal development works in the colony.
21. To submit an undertaking that you shall deposit the labour cess as applicable as per rules before approval of building plans.
22. The fee and charges being conveyed are subject to audit and reconciliation of accounts.

(T.C. Gupta, IAS)
Director General
Town & Country Planning
Haryana Chandigarh

Endst. LC-2388-JE(VA)-2011/

Dated :

A copy is forwarded to the following alongwith copy of land schedule, with direction to verify demarcation at the site.

1. Senior Town Planner, Gurgaon.
2. District Town Planner, Gurgaon.

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(P.P. SINGH)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh

1. Detail of the land owned by M/s Radhey Buildhome Pvt. Ltd., Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Kherki Majra <i>Dhgh-lot</i>	30	1/1	5-4
		1/3	0-8
		10	8-0
	31	6	8-0
		7/1	1-4
		14/1/2	3-9
		14/2/2	0-17
	41	3/2/1	0-5
		4/1/1	1-18
	31	23/2/2	2-12
		24	8-0
		25	8-0
	41	3/1/2	0-5
		4/2/2	5-3
		5	8-0
	31	15	8-0
		16	8-0
		17/1	7-9
	41	3/3/1	0-9
		6/1	7-11
		15/1/2	1-15
		15/2/2	0-5
		16/2	0-11
		17/2	6-15
	42	11/1/2	3-1
		11/2	4-12
		12	8-0
		13	8-0
		18	8-0
		19	7-18
		20/1/1	2-7
		Total	143-18 or 17.9875 acres

Director General
Town & Country Planning
Haryana, Chandigarh
Chandigarh KB