

Directorate of Town & Country Planning, Haryana

Nagar Yojna Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh

Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

Regd.

LC-III
(See Rule 10)

To

Jay Shree Tea & Industries Ltd.
in collaboration with GSK Infratech LLP,
Park Centra, Unit-006, Ground Floor,
Sector-30 DLF QE, Gurugram-122002

Memo No. LC-5476-DS(AK)-2025/ 8909

Dated: 12-03-2025

Subject: Request for grant of licence for setting up of Affordable Residential Plotted Colony (DDJAY-2016) over an area measuring 13.2375 acres falling in the revenue estate of village Pataudi, Sector-3, District Gurugram.

Please refer to your application dated 22.10.2024 & 16.12.2024 on the 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 setting up of an Affordable Residential Plotted Colony (DDJAY-2016) over an area measuring **13.2375** acres in the revenue estate of village Pataudi, Sector-3 Pataudi, District Gurugram has been examined and it is proposed to grant licence 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 licence shall be refused.

1. To deposit an amount of ₹ 11,01,250/- on account of balance licence fee and ₹ 13,581/- on account of deficit scrutiny fee in favour of Director, Town & Country Planning, Haryana through online mode.
2. To deposit an amount of Rs. 138.91 Lac on account of 25% of EDC and furnish BG amounting Rs. 104.176 lacs, equal to 25% of balance EDC amounting Rs. 416.70287 lac.
3. To furnish bank guarantee amounting Rs. 70.16 Lac against the total cost of Internal Development Works amounting Rs. 280.64 lac.

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.

D.T.C.P.(Hr).

*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 execute two agreements i.e. LC-IV & Bilateral Agreement on Non-Judicial Stamp Paper of 100/-. Further, following additional clauses shall be added in LC-IV agreement as per Government instruction dated 14.08.2020.

- I. *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.*
 - II. *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.*
 - III. *That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.*
 - IV. *The implementation of such mechanism shall, however, have no bearing on EDC instalment 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 instalments that are due for payment get paid as per the prescribed schedule.*
5. To furnish an undertaking on non-judicial stamp paper to the following effect:-
- i) 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.
 - ii) That you shall construct 18/24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government.
 - iii) That area coming under the sector roads and restricted belt/green belt, if any, which forms part of licenced 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 integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
 - v) 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 change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1963.
 - vi) That you shall transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities or develop such area on its own in clause 4(j) of policy dated 08.02.2016 amended vide policy dated 25.08.2022.
 - vii) 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.
 - viii) 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.

- ix) That you shall make their 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 Shehari Vikas Pradhikaran or any other execution agency.
- x) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- 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 use only LED fitting for internal lighting as well as campus lighting.
- xiii) 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.
- xiv) 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.
- xv) 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.
- xvi) That you shall complete the project within seven years (5+2 years) from date of grant of licence as per clause 1(ii) of the policy notified on 01.04.2016.
- xvii) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- xviii) 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.
- xix) 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 seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- xx) That no further sale has taken place after submitting application for grant of licence.
- xxi) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- xxii) 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.
- xxiii) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxiv) That you shall abide by the terms and conditions of policy of DDJAY and other direction given by the Director time to time to execute the project.

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- xxv) 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.
- xxvi) That the aforesaid LOI is being granted by considering the commercial component with FAR of 1.5. In case, you want to avail additional FAR of 1.75 for commercial component, you shall deposit the additional amount of fee and charges.
6. That you shall submit the NOC from District Forest Officer, Gurugram regarding applicability of any Forest Law/notifications.
 7. That certificate from DRO/Deputy Commissioner, Gurugram will be submitted certifying that the applied land is still under ownership of applicants.
 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 undertaking that execution of External Development Works involves long gestation period as the same are town level facilities and you shall not, at any point of time, claim any damages against the Department for non completion of the external development works.
 10. To submit an undertaking that this land has not been sold to any person and also that presently there is no collaboration agreement enforced with any other person for the same land.
 11. That you shall submit amended layout plan as per prevailing policy parameters before grant of licence.
 12. That you shall submit an addendum collaboration agreement having the clause mentioning the purpose/category of project i.e. DDJAY, to be developed at site.
 13. That you shall update the obligation of contribution on MCA portal and submit the revised CA certificate showing their network.
 14. That you shall demolish the construction of industrial unit/shed raised at site and send verification report through District Town Planner, Gurugram before grant of licence.
 15. That you shall submit updated profile of the technocrats i.e. Architect and Engineer, engaged for implementation of project before grant of licence.
 16. That you shall submit an indemnity bond indemnifying the department against any loss due to false information submitted in the application, concealment of facts, discrepancy with respect to revenue documents, delay in provision of External Development works to be executed by Government agency.

DA/as above.

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

Endst. No LC-5476-DS(AK)-2025/

Dated:

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

1. The Deputy Commissioner, Gurugram.
2. Director Urban Estate, Panchkula.
3. District Forest Officer, Gurugram with a request to send the applicability of any forest law/ act/ notification on the applied land within a period of 15 days.
4. Senior Town Planner, Gurugram.
5. District Town Planner, Gurugram.
6. Land Acquisition Office, Gurugram.

(Rakesh Bansal)

District Town Planner (HQ)

For: Director, Town & Country Planning
Haryana Chandigarh

To be read with LOI Memo No. 8909 dated 12/03/2025 of 2025

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)
Pataudi, Gurugram	Jay Shree Tea & Industries Ltd.	75	1	8-0
			2	8-0
			3	6-12
			4/1	2-16
			8	8-0
			9	8-0
			10	8-0
			11	8-0
			12	8-0
			13	8-0
			18min	4-9
			19	7-19
			20	8-0
			21min	3-19
			22min	6-3
			26	1-8
		93	2/1	0-12
			Total	105-18 13.2375 Acres

Director
Town & Country Planning
Haryana, Chandigarh