

Directorate of Town and Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Chandigarh,
Phone: 0172-2549349; e-mail: tcpharyana6@gmail.com

Regd.

LC-III

(See Rule 10)

To

Advitya Residency LLP
Plot no. 7, Sector-6,
Faridabad.

Memo No. LC-5578-JE(SK)/2025/ 20219

Dated: 28-05-2025

Subject: Letter of Intent:- Request for grant of licence for setting up of Industrial Plotted Colony over an area measuring 34.15 acres in the revenue estate of village Khatrika, Tehsil Sohna, District Gurugram.

Reference:- Application dated 18.02.2025 on the above cited subject.

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 Industrial Plotted Colony over an area measuring 34.15 acres in the revenue estate of village Khatrika, Tehsil Sohna, District Gurugram has been considered and it is proposed to grant license for setting up of aforesaid Industrial 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:-

1. That you shall deposit an amount of Rs. 1,64,55,548/- on account of balance license fee and an amount of Rs. 1,63,91,949/- on account of conversion charges to be deposited online at website i.e. www.tcpharyana.gov.in.
2. To furnish bank guarantee amounting Rs. 180.95 lacs against 25% of the total cost of Internal Development Works amounting Rs. 723.7751 lacs.

or

To mortgage 10% 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.

3. 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.

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- 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, if applicable.
- 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, if applicable.
- III. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer, if applicable.
- 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 that paid as per the prescribed schedule, if applicable.

4. You shall furnish the following undertaking on non-judicial stamp paper of Rs. 100/- to the following effect:-
- i) That you shall pay External Development Charges as and when the site comes in urbanizable limits.
 - ii) That you will pay the Infrastructure Development charges amounting to Rs. 3,77,05,447/- Rs.190/- per sq m for the Industrial component and Rs.750/- per sq m 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.
 - 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 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 as and when site comes in urbanizable limit.
 - v) That you shall integrate the services with the HSVP services as per the approved service plans and as and when made available.
 - vi) That you shall have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP is finally able to acquire any land in the interest of planned development and integration of services. The decision of the Competent Authority shall be binding upon you.
 - vii) That you shall provide basic facilities (sewer, water etc) in the colony upto the satisfaction of the Director, as on date the services are not being provided by HSVP.
 - viii) 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 Urban Development Authority or any other execution agency.
 - ix) That you shall submit NOC as required under notification dated 14.09.2006.
 - x) That you shall convey "Ultimate Power Load Requirement" of the project to the concerned power utility, with a copy to the Director, with in two month period from the date of grant of licence 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.
 - xi) There is no further sale of the land applied for licence after submission of licence application till date.
 - xii) 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.
 - xiii) That you shall not encroach the revenue rasta passes through the site and shall provide appropriate access to the land of others situated in between the applied land.
 - xiv) That you shall comply with the terms and conditions of policy dated 01.10.2015 and other direction given by the Director time to time to execute 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 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.

- xvi) That you have not violated the provision of the Haryana Ceiling of Land Holdings Act, 1972
 - xvii) That you have not submitted any other application for applied site for CLU /licence.
 - xviii) That you shall abide by the terms and condition of policy dated 01.10.2015 and 03.09.2019.
 - xix) That the owner/developer shall integrate the bank account in which 70% 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, if applicable.
 - xx) 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, if applicable.
 - 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 you shall provide the entire master services at your own cost.
 - xxiii) You shall not encroach the revenue rasta passes through the applied site if any and keep it thoroughfare movement of general public.
 - xxiv) That you shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree in their applied site.
 - xxv) That you shall get NOC from competent authority of DISCOM before grant of occupation certificate / part completion certificate/ completion certificate in compliance of notification dated 03.10.2023 issued by the Haryana Electricity Regulatory Commission (HERC).
5. That you shall submit the NOC from the Divisional Forest Officer, Gurugram regarding applicability any forest law/ notification on the applied site Sohna road, before issuance of final permission.
 6. You shall maintain Horizontal Clearance of ROW of 1 no. 400 KV HT line and 1 no. Gas pipe line is passing through the applied site. Further, you shall also submit approved setback from Gas Pipeline alongwith layout plan approved from the competent authority, before grant of final permission. You shall also submit NOC for Gas Pipe line passing through the site issued from competent authority, before issuance of final permission.
 7. That you shall submit NOC for access permission issued from competent authority, before issuance of final permission.
 8. That you shall submit an indemnity bond indemnifying DTCP from any loss, if occurs due to submission of undertaking submitted in respect of non-creation of third party rights on the applied land.
 9. 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.
 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 an undertaking from the land owning companies/ 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.
12. That certificate from DRO/Deputy Commissioner, Gurugram will be submitted certifying that the applied land is still under ownership of applicant company, encumbrance free and not under acquisition proceedings.
13. That you shall get the Electrification Plan approved from the Competent Authority of DISCOM as per notification dated 03.10.2023 and shall submit the same, before grant of licence.
14. That you shall upload the copy of LOI alongwith proposed layout plan on the online portal developed by DHBVN i.e. URL-<https://misweb.dhbvn.org.in/DTCP>.
15. That you shall intimate your official Email ID and the correspondence on this email ID by the Deptt. will be treated receipt of such correspondence.

DA/schedule of land.

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

Endst no. LC-5578/JE(SK)/2025/20220-225

Dated: 28/05/2025

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

1. Chief Administrator HSVP, Sector-6, Panchkula.
2. Director General, Urban Estates, Sector-6, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner (P), Gurugram.
5. CAO O/o DTCP, Haryana.
6. Nodal Officer (Website) O/o DTCP, Hr.

(Sunera)
District Town Planner (HQ)
For Director, Town and Country Planning
Haryana, Chandigarh

To be read with LOI Memo No. 20219 Dated 28/11/2025 of 2025.

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)	
Khatrika	Advitya Residency LLP.	26	5	8-0	
			6/4	7-0	
			1	7-8	
		27	2	8-0	
			10	7-8	
			1/1	6-12	
		22	2/1	7-2	
			3/1	7-2	
			4/1	7-2	
			5/1	7-18	
			6	8-0	
			7	8-0	
			8	8-0	
			9	8-0	
			10	7-8	
			11	7-8	
			12	8-0	
			19	8-0	
			20	7-8	
			21	7-8	
			22	8-0	
			23	3	4-18
				4/2	5-18
		5/2		7-2	
		6		8-0	
		7		8-0	
		8		8-8	
		13		8-6	
		14		8-0	
		15		8-0	
16/1	4-0				
16/2	4-0				
17	8-0				
18	8-4				
23	7-4				
24	8-0				
25	8-0				
			Total	273-4 Or 34.15 Acres	

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