

Directorate of Town & Country Planning, Haryana

Nagar Aayojna Bhawan, Madhya Marg, Sector 18A, Chandigarh.

Phone : 0172-2549349 Email: tcpharyana7@gmail.com

Website: <http://tcpharyana.gov.in>

LC-III
(See Rule 10)

To

Boxacres Developers Pvt. Ltd.
Forsythia Propbuild Pvt. Ltd.
in collaboration with Boxacres Developers Pvt. Ltd.
A/GF-03, Ground Floor, Kh. No. 369-379, 371/1,
Village Sultanpur, MG Centrum,
New Delhi-110030.

Memo No. LC-5392/JE (RK)/2025/ 28779

Dated: 25-07-2025

Subject: Letter of Intent: Request for grant of licence for setting up of Retirement Housing Project under Retirement Housing Policy dated 04.11.2024 over an area measuring 4.5968 acres (area measuring 4.122 acres under migration from license no. 253 of 2023 dated 17.11.2023 & fresh area measuring 0.4748 acre) in the revenue estate of village Naurangpur, Sector 79, Gurugram.

Please refer your application dated 03.06.2024 on the subject cited matter.

Your request for grant of licence for setting up of Retirement Housing Project under Retirement Housing Policy dated 04.11.2024 over an area measuring 4.5968 acres (area measuring 4.122 acres under migration from license no. 253 of 2023 dated 17.11.2023 & fresh area measuring 0.4748 acre) in the revenue estate of village Naurangpur, Sector 79, Gurugram has been considered and it is proposed to grant a 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 furnish the bank guarantees on account of Internal Development works and the External Development Charges (valid for five years alongwith minimum 3 months claim period) for the amount calculated as under: -

A. Internal Development Works:

Applied area of the colony = 4.5968 acres x 50 lac = Rs. 229.84 lacs

Total amount of IDW = Rs. 229.84 lacs, against which 25% BG amounting to

Rs. 57.46 lacs is required to be deposited or to mortgage 15% of saleable area.

B. External Development Works:

- Resi. component = 4.41293 x 374.748 = Rs. 1653.7367 lacs

- Commercial = 0.18387 x 583.358 = Rs. 107.26203 lacs

- Total = Rs. 1760.99873 lacs

- **25% BG Required = Rs. 440.24968 lacs** (Valid for 5 years) or to mortgage 10% of saleable area

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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 building

plan. With an increase in the cost of construction and an increase in the number of facilities in the building plan, you would be required to furnish an additional bank guarantee within 30 days on demand.

The EDC rates have been calculated on the basis of decision taken by the Council of Ministers in its meeting held on 28.12.2024, which stands circulated vide Government instructions dated 31.12.2024. 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 DTCP, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.

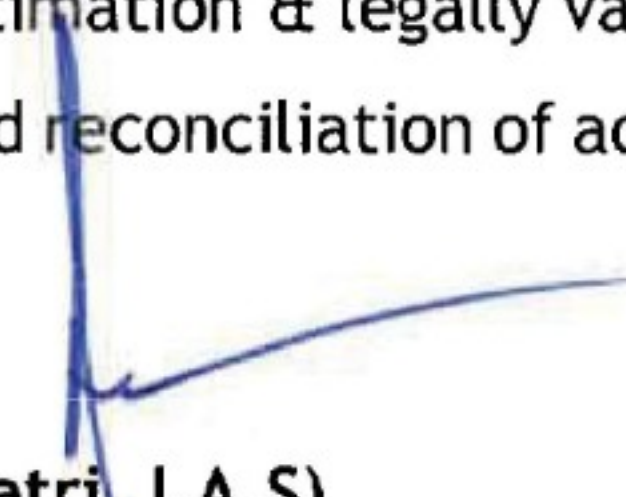
2. To execute two agreements i.e. LC-IV & Bilateral Agreement on Non-Judicial Stamp Paper of Rs.100/- . Further, following additional clauses shall be added in LC-IV agreement as per Government instruction dated 14.08.2020.
 - I. *That the owner/developer shall integrate the bank account in which 70 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 that paid as per the prescribed schedule.*
3. To deposit an amount of Rs. 3,69,902/- on account of conversion charges and an amount of Rs. 1,79,26,300/- on account of balance licence fee in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh be deposited online at website www.tcpharyana.gov.in.
4. To furnish an undertaking on non-judicial stamp paper to the following effect:-
 - a. That you shall deposit an amount of Rs. 2,64,16,611/- on account of Infrastructural Development Charges @ Rs. 625/- per Sqm for Group Housing component and @ Rs. 1000/- per sqm for commercial component in two equal instalments; first within 60 days from issuance of license and second within six months through online portal of Department of Town & Country Planning, Haryana. Any default in this regard will attract interest @ 18% per annum for the delayed period.
 - b. 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.

- c. 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.
- d. 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.
- e. 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.
- f. 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 DTCP Haryana.
- g. That you shall integrate the services with HSVP and GMDA services as and when made available.
- h. 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 you 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.
- i. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by HSVP/GMDA.
- j. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- k. 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.
- l. That you shall use only LED fitting for internal lighting as well as campus lighting.
- m. That you shall obtain the requisite permission from Power Department regarding installation of electrical infrastructure as prescribed in order circulated vide DTCP dated 30.10.2019.
- n. 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 from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- o. 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

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- 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.
- p. That you shall not give any advertisement for sale of commercial area before the approval of layout plan/building plans of the same.
 - q. 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.
 - r. That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
 - s. 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, you would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
 - t. That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
 - u. 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.
 - v. That no pre-launch/sale of commercial site will be undertaken before approval of the building plans.
 - w. 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.
 - x. That you will 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, 1975.
 - y. 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) Act, 1981 and Water (Prevention and Control of Pollution) Act, 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 Act.
 - z. That you shall be required to file half yearly reports containing the complete list of occupants, the duration of occupancy, the facilities offered in the premises etc. to the Monitoring Committee to be chaired by the Deputy Commissioner of the concerned district on a format, as prescribed.
 - aa. That you shall comply with the terms and conditions of Retirement Housing policy dated 04.11.2024.
5. That you shall submit a certificate from the Deputy Commissioner, Gurugram/District Revenue Authority stating that there is no further sale of the land applied for licence till date and applicant companies/individual are owners of the land.
 6. That you shall submit an affidavit duly attested by 1st Class Magistrate, to the effect that there is no collaboration agreement enforced with any other person for the same land.

7. 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.
8. That you shall complete the demarcation at site within 7 days and will submit the Demarcation Plan in the office of District Town Planner, Gurugram within 15 days of issuance of this memo.
9. That you shall submit the NOC from the Divisional Forest Officer, Gurugram regarding applicability any forest law/ notification on the applied site.
10. That you shall get the electrification plan approved from the competent authority of DISCOM and will submit the same before grant of license.
11. That you shall enhance the paid up capital upto Rs. 6.00 crores and shall submit the requisite documents showing the same before grant of license.
12. That you shall construct the 24 mtr. wide internal circulation road (constructed upto WBM level) as black top upto 60 mtr. wide sector dividing road and submit the verification report from DTP, Gurugram before grant of license.
13. That you shall submit registered addendum collaboration agreement having the clause of irrevocability.
14. That you shall intimate your official "email ID" to the Department and correspondence done by Department on this ID shall be treated as official intimation & legally valid.
15. The above demanded fee and charges are subject to audit and reconciliation of accounts. DA/As above.


(Amit Khatri, I.A.S)
Director, Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-5392/JE (RK)/2025/

Dated:

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

1. Deputy Commissioner, Gurugram.
2. Director, Urban Estate, Haryana, Sector-6, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.


(Narender Kumar)
District Town Planner(HQ)
For: Director, Town and Country Planning,
Haryana, Chandigarh

To be read with LOI Memo No. ²⁸⁷⁷⁹ Dated ^{25/07} of 2025

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)
Naurangpur	Forsythia Propbuild Pvt. Ltd.	51	17/2min	1-15
			24/2	5-8
			25/1	1-8
			17/3	1-5
		55	4/2	5-8
			5	8-0
		54	1/1min	3-9.5
	Boxacres Developers Pvt. Ltd.	51	25/2/2	4-18
		52	21/2/2	1-8
		54	1/2	3-16
			Total	36-15.5 Or 4.5968 Acres

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