

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

Jandu Construction India Pvt. Ltd.,
In collaboration with M/s Fantasy Exim Pvt. Ltd.,
Plot No. 93, Sector-44, Gurugram.

Memo No. LC-5534/JE(SK) 2025/ 20213

Dated: 28-05-2025

Subject:- Letter of Intent - Request for grant of licence for setting up of Group Housing Colony under Retirement Housing policy dated 17.08.2021 over an area measuring 3.825 acres in the revenue estate of village Dhunela, Sector-36, Sohna, District Gurugram.

Reference:- Your application dated 18.12.2024 and 08.01.2025 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 the development of an Group Housing Colony under Retirement Housing policy dated 17.08.2021 over an area measuring 3.825 acres in the revenue estate of village Dhunela, Sector-36, Sohna, District 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. That you shall deposit an amount of **Rs. 76,42,350/-** on account of balance license fee and an amount of **Rs. 32,58,184/-** on account of conversion charges to be deposited online at website i.e. www.tcpharyana.gov.in.
2. To submit BG amounting **Rs. 432.905 lac** against 25% of total amount of External Development Charges amounting Rs. 1731.619422 lac.

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 furnish bank guarantee amounting **Rs. 47.8125 lacs** against 25% of the total cost of Internal Development Works amounting Rs. 191.25 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.

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- 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 HSNP/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 applicant 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 seventy 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 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

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13. 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.
14. You shall either get the 1 No. 33 KV HT shifted out of the applied land before grant of license or maintain ROW of said HT line in the layout/zoning plan and further shall not proposed any building beneath LT lines.
15. You shall submit registered addendum agreement in furtherance of collaboration agreement registered vide deed no. 11828 dated 29.11.2024 for deletion of clause 15.3, which makes it amendable and the collaboration agreement shall not be changed/cancelled at any stage till the project for which license is applied is completed before grant of licence.
16. 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.
17. That applicant company 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>.
18. The above demanded fee and charges are subject to audit and reconciliation of accounts.
19. 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.

DA/schedule of land.

(Amit Khatri, IAS)

Director,

Town & Country Planning
Haryana, Chandigarh

Endst. LC-5534/JE (SK)/2025/

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. Deputy Commissioner, Gurugram.
4. Senior Town Planner, Gurugram.
5. District Town Planner (P), Gurugram.

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

To be read with LOI Memo No. 20213.....Dated 28/05/2025

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)
Dhunela	Jandu Construction India Pvt. Ltd.	20	9/3/2	1-17
			10/2	0-17
			11/2	4-4
			12/1/1/1	1-19
			12/1/2	1-15
			20/1	6-10
			20/2	1-10
			21	8-0
		21	25/1	4-0
			Total	30-12 Or 3.825 acres

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