Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhya Marg Chandigarh; Phone:0172-2549349
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LC-III
(See Rule 10)

To

Smt. Sangeeta Bhatia W/o Sh. Pawan Bhatia
Sh. Laksh Bhatia S/o Sh. Pawan Bhatia
In collaboration with Elevate Edition Realtech Pvt. Ltd.
10th Floor, Tower D, Global Business Park, MG Road,
Gurugram-122002.

Memo No. LC-5147/JE (RK)/2025/ 42736 Dated: 11-11-2025

Subject: **Letter of Intent: Request for grant of licence for setting up of Group Housing Colony over an area measuring 10.525 acres in the revenue estate of village Ullawas, Sector 63A, Gurugram-Manesar Urban Complex.**

Please refer your application dated 11.07.2023 on the subject cited matter.

Your request for grant of licence for setting up of Group Housing Colony over an area measuring 10.525 acres in the revenue estate of village Ullawas, Sector 63A, Gurugram-Manesar Urban Complex has been considered and it is proposed to grant a licence for setting up of aforesaid colony. You are, therefore, called upon to fulfil 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 (IDW):**

i)	Total Area	= 10.525 acres
ii)	Interim rate for development	= Rs. 50.00 Lac per acre
iii)	Total cost of development	= Rs. 526.25 lacs
iv)	25% bank guarantee required	= **Rs. 131.5625 lacs** or to mortgage 10% of saleable area.

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.

B. **EXTERNAL DEVELOPMENT CHARGES (EDC):-**

i)	GH component 10.4724 x 374.748	= Rs. 3924.511 lacs
ii)	Commercial component 0.0526 x 499.664	= Rs. 26.28233 lacs
iii)	Total EDC	= Rs. 3950.79333 lacs
iv)	25% Bank Guarantee required	= **Rs. 987.69833 lacs** or to mortgage 10% ofsaleable area

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The EDC rates have been calculated on the basis of decision taken by the Council of Ministers in the meeting held on 28.12.2024, which 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)(l)(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. That you shall deposit an amount of **Rs. 69,64,544/-**on account of conversion charges and an amount of **Rs.3,20,87,300/-** on account of balance licence feethrough online payment at website i.e.www.tcpharyana.gov.in.

4. To furnish an undertaking on non-judicial stamp paper to the following effect:-

   a. That you will pay the Infrastructure Development Charges amounting to **Rs.4,66,74,405/-** 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.

   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 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.

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

g. That youhave 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.

h. That youhave understood that the development /construction cost of 24 m/18m 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 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.

j. 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 Haryana Shehari Vikas Pradhikaran.

k. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

l. That you shall make provision solar photovoltaic power plant as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.

m. That you shall use only LED fitting for internal lighting as well as campus lighting.

n. 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.

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o. 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 has to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.

p. 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.

q. That you shall not give any advertisement for sale of applied /licensed area before the approval of layout plan / building plans of the same.

r. 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 & its further amendments from time to time.

s. 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.

t. 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, youwould 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.

u. 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.

v. 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.

w. That no pre-launch/sale of applied/licensed area will be undertaken before approval of the building plan.

x. 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.

y. 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.

z. 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.

aa. That you shall obey all the directions/restrictions imposed by the Department from time to time.

bb. That you shall abide by all the provisions of Act no. 8 of 1975 and Rules framed thereunder as amended time to time.

cc. That you shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree at applied site.

5. That you shall submit the NOC from Divisional Forest Officer, Gurugram before grant of final permission.

6. That certificate from DRO/Deputy Commissioner, Gurugram will be submitted certifying that the applied land is still under ownership of applicant company.

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 submit an indemnity bond, indemnifying by the DTCP against any loss/claim arising out of any pending litigation.

9. That you 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.

10. 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.

11. That land owning company and individual land owners is required to submit the indemnity bond on the prescribed Performa, indemnifying the Director from any legal or financial liabilities that may arise upon compliance of the orders of Hon'ble Supreme Court in CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & Others Vs State of Haryana & Others with Civil Appeal No. 13828 of 2015 and Civil Appeal No. 9211-9213 of 2016 titled State of Haryana Vs Dev Dutt and final outcome of CBI/ED investigation under process.

12. That you shall demolish the 3 nos. of temporary structure and boundary wall existing at applied site and submit the verification report from DTP, Gurugram before grant of license.

13. That you shall submit an undertaking to maintain the ROW over the Gas pipeline passing through the applied kashra no. 46//3/2/2 min & 43//23/2 before grant of license.

14. That you shall construct the culvert (7 mtr. wide) over the nallah passing between the sector road & applied site and submit the verification report from DTP, Gurugram before grant of license.

15. That you shall intimate their official Email ID and the correspondence made to this email ID by the Department shall be treated legal.

DA/As above.

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

Endst. No. LC-5147/JE (RK)/2025/ Dated:

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

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

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

To be read with LOI Memo No.....42736.....Dated.....11-11-.....of 2025

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)
Ulahwas	Laksh Bhatia S/o Pawan Bhatia	43	14/2/1	2-6
			17/2	2-18
	Sangeeta Bhatia W/o Pawan Bhatia 71/95 share, Laksh Bhatia S/o Pawan Bhatia 24/95 share	43	11/1	0-13
		44	6/2	4-0
			7	9-14
			14	4-4
			15	5-4
	Sangeeta Bhatia W/o Pawan Bhatia 236/1227 share, Laksh Bhatia S/o Pawan Bhatia 991/1227 share	43	11/2	7-3
			12	7-8
			13	8-0
			14/1	0-12
			18	8-0
			19	7-8
			20/1	3-8
			23/2	6-15
		46	3/2/2min	6-2
			8/2/1min	0-1
		43	22/1/2	0-8
			Total	84-4 Or 10.525 acres

Director
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Haryana, Chandigarh