

## Directorate of Town and Country Planning, Haryana

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

Regd.

LC-III (See Rule 10)

To

✓  
Goel & Sons Golden Park Pvt. Ltd.,  
R/o Plot No. Khasra No. 155/2, Village Bamnoli  
Najafgarh, Delhi, South West Delhi-110061.

Memo No. LC-5359-PA (SK)/2025/ 12723 Dated: 09-04-2025

**Subject:** Letter of Intent for grant of licence for setting up of Low Density Eco Friendly Farmhouse Colony over an area measuring 12.25 acres in the revenue estate of village Dadu, Tehsil Tarou, District Nuh - Goel & Sons Golden Park Pvt. Ltd.

Please refer to your application dated 10.02.2025 & 18.03.2025 on the above cited subject.

2. 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 the development of Low Density Eco Friendly Farmhouse Colony over an area measuring 12.25 acres in the revenue estate of village Dadu, Tehsil Tarou, District Nuh has been examined /considered by the Department. 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 notice, failing which the grant of licence shall be refused:

3. To furnish bank guarantee amounting Rs. 61.25 lacs against the total cost of Internal Development Works amounting to Rs. 245 lacs.

*Note: It is made clear that the 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/estimates according to the approved layout plan/building 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 of demand.*

4. To deposit an amount of Rs. 11,48,437/- on account of balance licence fee and Rs. 19,83,030/- on account of conversion charges before grant of licence.

5. To execute agreements on prescribed proforma LC-IV & LC-IV-C on Non-Judicial Stamp Paper of Rs. 100/- each.

a. 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.

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

i) To deposit a sum of Rs. 34,70,303/- on account of State Infrastructural Development Charges in two equal instalments. First within 60 days from issuance of license and

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Director  
Town & Country Planning  
Haryana, Chandigarh ✓

For Goel And Son's Golden Park Pvt. Ltd.

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Authorised Signatory

second within six months online at [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in). In failure of which, an interest @ 18% per annum for delay period shall be paid.

- ii) 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.
- iii) 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.
- iv) 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.
- v) That you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP.
- vi) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- vii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- viii) That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- ix) That you shall use only LED fitting for internal lighting as well as campus lighting.
- x) 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.
- xi) That you shall get the NOC from competent authority of DISCOM before grant of Completion Certificate.
- xii) That it will be made clear at the time of booking of plots that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, if applicable, 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.
- xiii) 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.
- xiv) 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)

**For Goel And Son's Golden Park Pvt. Ltd.**

*Karan Mehta*

**Authorised Signatory**

Director  
Town & Country Planning  
Haryana Corporation


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.

- xv) 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 as amended from time to time.
  - xvi) 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 amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
  - xvii) That no further sale has taken place after submitting application for grant of license.
  - xviii) That you shall not give any advertisement for sale of plots before the approval of layout plan.
  - xix) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
  - xx) That the revenue rasta/khal, if any, passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
  - 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) The portion of sector road/green belt if any which shall form part of the licensed area, will be transferred to the Government in accordance with the provisions of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975 within 30 days from approval of zoning plan.
  - xxiii) That you shall comply with the terms and conditions of policy dated 21.04.2023 & its amendments, if any, from time to time and other direction given by the Director time to time to execute the project.
  - xxiv) 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 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.
  - xxv) That you shall maintain the ROW beneath the 11 KV HT Lines or get the same shifted out of applied land before grant of licence.
7. You shall get the electrification approved from the competent authority of DISCOM and will submit the same before grant of licence
  8. 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. You shall the certificate from DRO/Deputy Commissioner, Nuh certifying that the applied land is still under ownership of applicant firm.

**For Goel And Sen's Golden Park Pvt. Ltd.**

*Kamliya*  
**Authorised Signatory**

10. You shall submit the NOC from the Divisional Forest Officer, Nuh before grant of final permission.
11. You shall complete the demarcation at site within 7 days from date of issuance of LOI and will submit the demarcation plan in office of District Town Planner, Nuh under intimation to this office.
12. You shall submit the original copy of non-encumbrance certificate duly signed by the competent authority before grant of final permission.
13. You shall intimate the official Email ID and the correspondence on this email ID by the Deptt. will be treated receipt of such correspondence.

  
(Dr. Chander Shekhar Khare, IAS)  
Director, Town & Country Planning  
Haryana Chandigarh

Endst. No. LC-5359-PA (SK)-2025/

Dated:

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

1. The Chief Administrator, HSVP, Sector-5, Panchkula.
2. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula
3. The Deputy Commissioner, Nuh.
4. Senior Town Planner, Faridabad.
5. Land Acquisition Officer, Nuh.
6. District Town Planner, Nuh.

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

**For Goel And Son's Golden Park Pvt. Ltd.**

  
**Authorised Signatory**

To be read with LOI memo no. 12723 Dated 09/04/2025

Detail of land owned by Goel & Sons Golden Park Pvt. Ltd.

Village	Rect. No.	Killa No	Area (K-M)
Dadu	18	6/2/2	2-8
		14	8-0
		7/2	1-0
		9	8-0
		12	8-0
		13	8-0
		18	8-0
		19	8-0
		22/2	6-18
		23	8-0
		20	8-0
		21	7-7
		11/2	1-11
		22/1	1-2
	17	16	8-0
		25/2	3-5
	23	2/1	0-13
		3/1	1-16
		Total	98-0 Or 12.25 Acres

Goel And Son's Golden Park Pvt. Ltd.

*Kam M. Goel*  
Authorised Signatory

*M. Singh*  
Director  
Town & Country Planning  
Haryana, Chandigarh

*M. Singh*