

# Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh

Phone: 0172-2549349 e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

Web site [tcpharyana.gov.in](http://tcpharyana.gov.in)

LC-III  
(See Rule 10)

Regd.  
To

Bajghera Enterprises Partnership Firm  
H. No. 30, Ishwar Nagar,  
New Delhi.

Memo No. LC-4130/JE (DS)/2022/ 3807 Dated: 15-02-2022

**Subject:** Letter of Intent for grant of licence to set up Commercial Plotted Colony on an area measuring 3.825 acres in the revenue estate of village Bajghera, Sector- 114, Gurugram (after migration of area of license no. 113 of 2014 dated 19.08.2014) alongwith permission for change of developer from Bajghera Enterprises Partnership Firm to Golden Gate Propbuild Pvt. Ltd., District Gurugram.

Please refer your application received on 10.09.2019 on subject cited matter.

Your request for grant of license under section 3 of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed thereunder for the development of Commercial Plotted Colony on an area measuring 3.825 acres in the revenue estate of village Bajghera, Sector- 114, Gurugram (after migration of area of license no. 113 of 2014 dated 19.08.2014), District Gurugram has been examined and it is proposed to grant aforesaid license. 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 license shall be refused:

1. To furnish the bank guarantee on account of Internal Development Charges & External Development Charges for the amount calculated as under:-

**A. INTERNAL DEVELOPMENT WORKS (IDW):**

- i. Area under Commercial Component 3.825 acres

@ ₹ 50.00 Lac per acre (150 FAR)

- ii. Total Cost of development

3.825 X 50 Lac

= ₹ 191.25 Lacs

- iii. 25% BG, which is required

= ₹ 47.8125 Lacs  
(valid for 5 years)

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

- i) Total Commercial Area = 3.825 acres
- ii) Interim rate for EDC = ₹ 416.385 Lac/acre
- iii) Amount = ₹ 1592.673 Lacs
- iv) Deposited Lic. No. 113 of 2014 (applied for migration) = ₹ 334.72697 Lacs
- v) Balance BG required = ₹ 1257.94603 Lacs
- iv) 25% bank guarantee required = ₹ 314.4865 Lacs

(valid for 5 years)

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2. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of ₹ 10/-. Further, following additional clauses shall be added in the bilateral agreement as per Government instruction dated 14.08.2020:-

- i. That, the owner/developer shall integrate its bank account in which 70% allottee receipts are credited under Section-4(2)(l)(D) of the Real Estate Regulation and Development Act, 2016 with the on-line application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipts 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 receipts from each payment made by an allottee, which is received by the Department shall get automatically credited, on the date of receipt in Government treasury against EDC dues.
- iii. 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 the 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 the EDC instalments that are due for payment get paid as per prescribed schedule.

3. To submit an undertaking on non-judicial stamp paper of ₹ 10/- to the effect that:-

- a. That you shall pay the Infrastructure Development Charges amounting to ₹ 2,32,19,663/- @ ₹ 1000/- per sq. mtr 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 Director, Haryana.
- f. That you shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.
- g. That you have not submitted any other application for grant of license for development of the said land or part thereof for any other 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 Haryana Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
- 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 applicant company 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 Director 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 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.
- 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.
- o. That you shall submit compliance of Rule 24, 26(2), 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 applicant company has to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.

  
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- 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 commercial 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.
  - s. That you shall keep pace of construction/development at least in accordance with sale agreement executed with the buyers 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, applicant company 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.
  - u. 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.
  - v. That you shall follow the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed there under in letter and spirit.
  - w. That no pre-launch/sale of commercial site will be undertaken before approval of the layout 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 of Act, 1981) and Water (Prevention and Control of Pollution of 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 Acts.
  - 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.
- 4. That you shall submit an affidavit that there is no collaboration agreement enforced with any other person for the same land.
  - 5. That you shall complete the demarcation at site within 7 days and will submit the Demarcation Plan in the office of District Town Planner (P), Gurugram within 15 days of issuance of this memo.



6. That you shall intimate your official Email ID and the correspondence made to this email ID by the Department shall be treated as legal.
7. That you shall clear the outstanding dues pending against various licenses granted in the state, before the grant of final permission.
8. That you shall submit the NOC from Divisional Forest Officer, Gurugram before grant of final permission.
9. That you shall submit the net worth certificate of the firm in original.
10. That you shall submit the documents after increasing the paid up capital of new entity i.e. Golden Gate Propbuild Pvt. Ltd. to the tune of Rs. 15 Crore before final permission.
11. That you shall invite the objections/suggestions regarding the migration of license and change of developer in compliance of this office order dated 25.01.2021.
12. That you shall remove unauthorized construction at site before grant of final permission and also submit a certificate regarding the same in the office of District Town Planner (P), Gurugram.
13. That you shall submit the registered collaboration agreement between proposed developer i.e Golden Gate Propbuild Pvt. Ltd. and Land owning entity i.e. Bajghera Enterprises Partnership Firm.
14. That the land owning company shall submit Registered General Power of Attorney/ Special Power of Attorney in favour of new Developer.
15. That you shall submit the Fresh Non Encumbrance Certificate issued by the concerned Tehsildar and ownership verification report from DRO/DC Gurugram.
16. That you shall submit 60% of administrative charges amounting to ₹1,54,91,250 on account of change in developer under policy dated 18.02.2015.

  
 (K. Makrand Pandurang, IAS)  
 Director,  
 Town & Country Planning,  
 Haryana, Chandigarh

Endst. No LC-4130/JE (DS)/2021

Dated:

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

1. Golden Gate Propbuild Pvt. Ltd., Office No. 1221A, Devika Tower, 12th Floor, 6 Nehru Place, New Delhi-110019
2. Deputy Commissioner, Gurugram.
3. Senior Town Planner, Gurugram.
4. District Revenue Officer, Gurugram.
5. District Town Planner (P) Gurugram with a request to get it verified from GMDA as to whether the site for which LOI is being issued is affected by the restrictions proposed by the Committee Constituted under the Chairmanship of ACS, Irrigation with CEO, GMDA & DC, Gurugram as members to delineate the submergence area of Najafgarh Jheel in response to NGT proceedings in the matter.

  
 (S.K. Sehwat)  
 District Town Planner (HQ)  
 For Director, Town & Country Planning  
 Haryana Chandigarh

To be read with LOI Memo no.....<sup>3807</sup>Dated.....<sup>15-02-</sup>of 2022

Detail of land owned by Bajghera Enterprises Partnership Firm.

Village	Rect. No.	Killa No.	Area (K-M)
Bajghera	3	25/2	0-17
		25/3	4-1
	4	21/1	2-4
		21/2/1	0-9
		1/1	1-13
	6	1/2/1	0-9
		1/4	3-11
		2/1	0-14
		9/2/1	0-12
		10/1	3-2
		5/1	5-2
	7	5/2/2	4-3
		6/1	3-2
		7/1/1/1	0-13
		Total	30-12
	Or 3.825 acres		

  
Director,  
Town & Country Planning  
Haryana  
*Jaswan Bhatnagar*