

Directorate of Town & Country Planning, Haryana
Plot no. 3, Nagar Yojana Bhawan, Sector-18A, Madhya Marg, Chandigarh Phone:0172-2549349 e-mail:tcpharyana7@gmail.com; <http://tcpharyana.gov.in>

LC-III
(See Rule 10)

Regd. To

Pyramid City Projects LLP,
Pyramid Empires LLP,
Krishan Lal S/o Asha Ram,
Roop Sachdeva S/o Krishan Lal,
Shiv Kumar Aggarwal S/o Kishan Das Aggarwal,
Ashiwani Kumar S/o Krishan Pal,
In collaboration with ELAN Limited,
3rd Floor, Golf View Corporate Tower,
Golf Course Road, Sector-42
Gurugram.

Memo No. LC-4164-B/JE(SJ)/2021/10525

Dated: 26-4-2021

Subject:- Letter of Intent grant of licence for setting up of integrated commercial colony under left over pocket policy with 175% FAR on the land area measuring 1.35 acres at village Adampur, Sub Tehsil Wazirabad, Sector-50, District Gurugram - Pyramid City Projects LLP and Others in collaboration with ELAN Ltd.

Please refer your application dated 07.01.2021 on the matter as subject cited above.

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 setting up of Commercial Colony under LEFT-OVER POCKET Policy dated 14.06.2012, 09.08.2016 & 30.05.2018 over an area measuring 1.35 acres at Adampur, Sub Tehsil Wazirabad, Sector-50, Gurugram Manesar Urban Complex 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.

2. To furnish bank guarantees on account of Internal Development Works and External Development Works for the amount calculated as under:-

EXTERNAL DEVELOPMENT CHARGES:

	Area	Rate per acre	Amount	25% bank guarantee required
	(in acres)	(in Lac)	(in Lac)	
Commercial	1.35	486.130	656.2755	164.068875

INTERNAL DEVELOPMENT WORKS:

	Area	Rate per acre	Amount	25% bank guarantee required
	(in acres)	(in Lac)	(in Lac)	(in Lac)
Commercial	1.35	50.00	67.5	16.875

3. It is made clear that rate of EDC have been calculated on the basis of EDC Indexation Mechanism Policy dated 11.02.2016, which stands approved by


Director
Town & Country Planning
Haryana, Chandigarh

cabinet. If there will be any change and delay in the amendment in the Act/Rules w.r.t. the said rates, then differential amount from the original calculation will required to be deposited as per demand.


4. It is made clear that 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/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.
5. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of Rs. 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 installment 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 installments that are due for payment get paid as per prescribed schedule.
6. To deposit an amount of Rs. 3,43,99,611/- on account of balance license fee and Rs. 80,31,272/- on account of conversion charges through Bank Draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh.
7. To furnish an undertaking on non-judicial stamp paper of Rs. 10/- to the following effect:-
 - a. That you shall deposit an amount of Rs. 95,61,038/- on account of Infrastructural Development Charges @ Rs. 1000/- per sqm for commercial component and @ Rs. 500/- for residential plotted 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

Director
Town & Country Planning
Haryana, Chandigarh

Director
Town & Country Planning
Haryana, Chandigarh

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 Urban Development Authority 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 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 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 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 Urban Development Authority.
- 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 obtain the requisite permission from Power Department regarding installation of electrical infrastructure as prescribed in order circulated vide DTCP dated 30.10.2019.
- 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 have 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


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Haryana, Chandigarh


Director
Town & Country Planning
Haryana, Chandigarh

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 atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
 - t. 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.
 - 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 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 commercial site will be undertaken before approval of the building plans.
 - x. 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.
 - 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, 1975.
 - z. That you shall maintain the Right of way of 11 KV HT line/ get the line shifted before approval of demarcation plan cum zoning plan.
 - aa. 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, Haryana Development and Regulations of Urban Areas Act, 1975.
8. That you shall submit a certificate from the Deputy Commissioner, Gurugram Manesar Urban Complex/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.

9. 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.
11. 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.
12. 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.
13. That you shall submit addendum/supplementary GPA & Collaboration agreement with collaborator company duly incorporating clause of irrevocability wherein.
14. That you shall submit the NOC from the Divisional Forest Officer regarding applicability any forest law/ notification on the applied site.
15. The above demanded fee and charges are subject to audit and reconciliation of accounts.

DA/schedule of land.



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

Endst. No LC-4164-B/JE(SJ)/2021/ 10526-29

Dated: 26-04-2021

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

1. Deputy Commissioner, Gurugram.
2. Senior Town Planner, Gurugram.
3. District Revenue Officer, Gurugram.
4. District Town Planner, Gurugram.


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

To be read with LOI momeo no. 10525 dated 26-04-2021

Detail of land owned by Pyramid City Projects LLP.

Village	Khasra no.	Area (K-M)
Adampur	12/2min	2-0-
	13min	2-0
	Total	4-0

Detail of land owned by Pyramid Empires LLP.

Village	Khasra no.	Area (K-M)
Adampur	9/2/3	3-1
	9/2/4	0-9
	Total	3-10

Detail of land owned by Krishan Lal S/o Asha Ram

Village	Khasra no.	Area (K-M)
Adampur	9/2/6	0-17

Detail of land owned by Roop Sachdeva S/o Krishan Lal

Village	Khasra no.	Area (K-M)
Adampur	9/2/2	0-17

Detail of land owned by Shiv Kumar Aggarwal S/o Kishan Das Aggarwal



Village	Khasra no.	Area (K-M)
Adampur	9/2/1	0-12

Detail of land owned by Ashiwani Kumar S/o Krishan Pal

Village	Khasra no.	Area (K-M)
Adampur	9/2/5	1-0

Total 10K-16M

Or 1.35 acres


Director,
Town & Country Planning
Haryana


LC-III
(See Rule 10)

Regd. To

Pyramid City Projects LLP,
In collaboration with ELAN Limited,
3rd Floor, Golf View Corporate Tower,
Golf Course Road, Sector-42
Gurugram.

Memo No. LC-4164/Asstt.(RK)/2020/2343 Dated: 13-07-2020

Subject:- Letter of Intent grant of licence for development of integrated Commercial Colony (under left over pocket policy with FAR 175%) over an area measuring 2.0 acres falling in the revenue estate of village Adampur, Sub Tehsil Wazirabad, Sector 50, Gurugram Manesar Urban Complex - Pyramid City Projects LLP In collaboration with ELAN Limited

Please refer your application dated 14.10.2019 on the matter as subject cited above.

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 integrated commercial colony (under left over pocket policy with FAR 175%) over an area measuring 2.0 acres falling in the revenue estate of village Adampur, Sub Tehsil Wazirabad, Sector 50, Gurugram Manesar Urban Complex 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.

2. To furnish bank guarantees on account of Internal Development Works and External Development Works for the amount calculated as under:-

EXTERNAL DEVELOPMENT CHARGES:

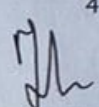
	Area	Rate per acre	Amount	25% bank guarantee required
	(in acres)	(in Lac)	(in Lac)	
Commercial	2.0	486.1344	972.26	243.065

INTERNAL DEVELOPMENT WORKS:

	Area	Rate per acre	Amount	25% bank guarantee required
	(in acres)	(in Lac)	(in Lac)	(in Lac)
Commercial	2.0	50.00	100	25

3. It is made clear that rate of EDC have been calculated on the basis of EDC Indexation Mechanism Policy dated 11.02.2016, which stands approved by cabinet. If there will be any change and delay in the amendment in the Act/Rules w.r.t. the said rates, then differential amount from the original calculation will required to be deposited as per demand.

4. It is made clear that 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/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.

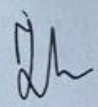

Director
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Haryana, Chandigarh

5. To execute two agreements i.e. LC-IV & LC-IV-D on Non-Judicial Stamp Paper of Rs. 10/- . Copies of the specimen of said agreements are enclosed herewith for necessary action.
6. To deposit an amount of Rs. 5,31,55,355/- on account of balance license fee and Rs. 1,18,98,180/- on account of conversion charges through Bank Draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh.
7. To furnish an undertaking on non-judicial stamp paper of Rs. 10/- to the following effect:-
 - a. 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.
 - b. 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.
 - c. 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.
 - d. 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.
 - e. That you shall integrate the services with Haryana Urban Development Authority services as and when made available.
 - f. 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.
 - g. 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.
 - h. 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.
 - 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 Haryana Urban Development Authority.
 - 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 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. 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 the licence fee deposited in LC-2568 (returned vide memo. no. 1930 dated 15.01.2018) is under examination with the department for adjustment in the present case, in this regard, you shall submit the undertaking that no other application/request is under process for adjustment of this amount in other case.

8. 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.
9. 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.
10. That you will 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.
11. 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.
12. That you shall submit the NOC from the Divisional Forest Officer regarding applicability any forest law/ notification on the applied site.
13. That you shall clear the dues outstanding in various licence granted by the department.
14. The above demanded fee and charges are subject to audit and reconciliation of accounts.

DA/schedule of land.

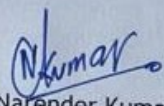

(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana Chandigarh

Endst. No LC-4164/Asstt.(RK)/2020

Dated:

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


1. Deputy Commissioner, Gurugram.
2. Senior Town Planner, Gurugram.
3. District Revenue Officer, Gurugram.
4. District Town Planner, Gurugram.


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

To be read LOI Memo no. 12343 Dated 13-07-2020

Land Owned by Pyramid City Projects LLP

Village	Rect No.	Killa No.	Area (K-M)
Adampur	14	12/2 Min	2-0
		13 Min	6-0
		18	8-0
		Total	16-0 Or 2.0 Acres


Director,
Town & Country Planning
Haryana 