

Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Madhya Marg, Sector 18A, Chandigarh.

Phone : 0172-2549349 Email: tcpharyana7@gmail.com

Website: <http://tcpharyana.gov.in>

Regd.

LC-III

(See Rule 10)

To

Ajaypal S/o Krishan, Deepak Yadav and others,
Loon Land Development Ltd., Standard Farms Pvt. Ltd.
and Fimosys Infrastructure Pvt. Ltd.
in collaboration with Loon land development Ltd.
A-8B, 2nd floor, Friends Colony East,
New Delhi-65.

Memo No. LC-4211-JE(DS)-2022/ 32014

Dated: 20-10-2022

Subject: Letter of Intent for grant of licence for setting up of an Affordable Residential Plotted Colony (DDJAY-2016) over an area measuring 45.1625 acres {an area measuring 43.60 acres under migration from licence no. 19 of 2019 dated 11.02.2019 (granted for NILP) and fresh applied area measuring 1.5625 acres] in Sector-79 & 79-B, District-Gurugram

Please refer your application dated 22.06.2022 on the matter as subject cited above.

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 setting up of an Affordable Residential Plotted Colony (DDJAY-2016) over an area measuring 8.7111 acres {an area measuring 8.1986 acres under migration from licence no. 19 of 2019 dated 11.02.2019 (granted for NILP) under migration policy dated 18.02.2016 and additional area 0.5125 acres} in the revenue estate of village Naurangpur, Sector-79, District-Gurugram has been considered and it is proposed to grant a license for setting up of aforesaid colony. 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 letter, failing which request for grant of license shall be refused.

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

INTERNAL DEVELOPMENT WORKS:

i)	Plotted Area	= 43.356 acres
ii)	Interim rate for development	= ₹ 20.00 Lac per acre
iii)	Plotted cost	= ₹ 867.12 Lacs
iv)	Commercial Area	= 1.8065 acre
v)	Interim rate for development	= ₹ 50.00 Lac per acre
vi)	Comm. Cost.	= ₹ 90.325 Lacs
vii)	Total cost of development	= ₹ 957.445 Lac
viii)	Cost of community facilities	= Nil
ix)	Grand Total	= ₹ 957.445 Lac
x)	25% bank guarantee required	= ₹ 239.361 Lacs

Director General
Town & Country Planning
Haryana, Chandigarh

(valid for 5 years)		
EXTERNAL DEVELOPMENT CHARGES		
(c) Area under migration		
i)	Total Area under Plotted	= 41.856 acres
ii)	Interim rate for EDC (equal to Plotted)	= ₹ 104.096 Lac per acre
iii)	Total cost for Plotted Component	= ₹ 4357.042 Lac
iv)	Area under commercial component	= 1.744 acre
v)	Interim rate of EDC	= ₹ 486.130 Lac per acre
vi)	Total cost of Comm. Component	= ₹ 847.81 Lac
vii)	Total EDC for migrated area	= ₹ 5204.85 Lac
(d) Fresh area		
i)	Total Area under Plotted	= 1.5 acres
ii)	Interim rate for EDC (equal to Plotted)	= ₹ 104.096 Lac per acre
iii)	Total cost for Plotted Component	= ₹ 156.144 Lac
iv)	Area under commercial component	= 0.0625 acre
v)	Interim rate of EDC	= ₹ 486.130 Lac per acre
vi)	Total cost of Comm. Component	= ₹ 30.383 Lac
vii)	Total EDC for migrated area	= ₹ 186.527 Lac
Total EDC required = ₹ 5391.377 lacs		
25% required upfront = ₹ 1347.90 lacs		
Bank Guarantee required = ₹ 1010.92 lacs		

5. 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. 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.
6. To deposit an amount of Rs. 5391.58 lacs on account of External Development Charges in favour of Director, Town & country Planning, Haryana, Chandigarh through online on e-payment portal of the Department. The applicant company has option to either make payment of complete amount of EDC in compliance of LOI before grant of licence or 25% of same in compliance of LOI and balance 75% in Six half yearly instalments each with normal interest of 12% p.a. and penal interest of 3% for the delayed period in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh. Further, as per policy dated 05.12.2018, 25% recovery before grant of license i.e. Rs. 1347.90 lacs alongwith Bank Guarantee of Rs. 1010.92 (valid at least for five years) i.e. equal to 25% of balance amount of Rs. 4043.68 lacs against EDC.
7. That you shall deposit ₹ 18,61,000/- on account of license fee, Rs. 68,558/- on account of Deficit Scrutiny fee and ₹ 1,01,27,261/- on account of conversion charges to be deposited online at website i.e. www.tcpharyana.gov.in.

5. To execute two agreements i.e. LC-IV & LC-IV-A Bilateral Agreement on Non-Judicial Stamp Paper of 10/-. Specimen copies of the said agreements are enclosed herewith for necessary action. 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)(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.*
 - 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.*
6. To furnish an undertaking on non-judicial stamp paper to the following effect:-
- i) That you will pay the State Infrastructure Development Charges amounting to ₹ 10,05,24,951/- @ 1000/- per sq. mtr for the commercial area, and ₹ 500/- for plotted area 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.
 - 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 shall construct 18/24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government.
 - iv) 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.
 - v) That you shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
 - vi) 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 Restriction of Unregulated Development Act, 1963.


Director General
Town & Country Planning
Haryana, Chandigarh

- vii) That you will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities or develop such area on its own in clause 4(j) of policy dated 08.02.2016 amended vide policy dated 25.08.2022.
- viii) That you understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they 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.
- ix) 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.
- x) That you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Shehari Vikas Pradhikaran or any other execution agency.
- xi) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- xii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiii) 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.
- xiv) That you shall use only LED fitting for internal lighting as well as campus lighting.
- xv) 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.
- xvi) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, 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.
- xvii) 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.
- xviii) 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) 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.

- xix) That you shall complete the project within seven years (5+2 years) from date of grant of license as per clause 1(ii) of the policy notified on 01.04.2016.
- xx) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- xxi) 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.
- xxii) 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 received from the plot holders for meeting the cost of Internal Development Works in the colony.
- xxiii) That no further sale has taken place after submitting application for grant of license.
- xxiv) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- xxv) That you shall construct the access to the site upto higher order road in concurrence with the concerned authority before allotment of plot.
- xxvi) 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.
- xxvii) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxviii) 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.
- xxix) 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.
- xxx) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- xxxi) The implementation of such mechanism shall, however, have no bearing on 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 by the EDC installments that are due for payment that paid as per the prescribed schedule.
- xxxii) That you shall abide by the terms and conditions of policy of DDJAY and other direction given by the Director time to time to execute the project.
- xxxiii) 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



Director General
Town & Country Planning
Haryana, Chandigarh

statutes, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.

- xxxiv) That you shall not encroach the revenue rasta passing through the site and shall not object for free movement.
 - xxxv) That you shall maintain the ROW of 11 KV HT line passing through the site and the plots provided in the ROW of 11 KV shall be freezed till the shifting of the same.
 - xxxvi) That all the liabilities mentioned in the earlier executed agreements with individual companies/land owners and Revital Reality Pvt. Ltd. shall be undertaken to be fulfilled by Loon Land Development Ltd.
 - xxxvii) That you shall submit the revised layout plan of balanced area under NILP within 15days of grant of licence.
7. That you shall complete the demarcation at site and will submit the Demarcation Plan in the office of District Town Planner, Gurugram within 7 days of issuance of this memo.
 8. That you shall either submit "Tark Patta" in case of lease land measuring 3.0343 acres falling under Killa no. 56//13/1, 8, 9/1, 9/2, 12/1 (as shown in attached plan for the purpose of demarcation) before grant of final permission or submit an undertaking that till the time "Tark Patta" is submitted, no development works are allowed to be executed in said area. Further, no 'sale/3rd party rights shall be created on said area and shall remain freezed for all purposes.
 9. That you shall submit an undertaking in order to avoid litigation in future, such land measuring 16.6718 acres being owned by individual land owners/individual companies shall be freezed for the purpose of sale of plots and development works in the said area shall not be hampered till the time land loon Development Ltd. either execute registered collaboration agreement with such individual companies/land owners or purchase the said land on the name of developer.
 10. That you shall submit an indemnity bond indemnifying DTCP from any loss, if occurs due to submission of undertaking submitted in respect of non-creation of third party rights on the applied land.
 11. That you shall submit an indemnity bond, indemnifying by the DTCP against any loss/claim arising out of any pending litigation.
 12. That you shall submit a certificate from the Deputy Commissioner/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.
 13. That you will 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.
 14. That you shall get approved revised land schedule and revised layout plan w.r.t. balance land left under licence no. 19 of 2019 as per the department policy dated 28.01.2013 and HRERA order dated 28.07.2020.
 15. That you shall submit the NOC from District Forest Officer Gurugram regarding applicability of any Forest Law/notifications.
 16. You shall intimate your official Email ID and the correspondence made to this email ID by the Department shall be treated receipt of such correspondence.
 17. That the applicant company shall verification report from LAO, Gurugram regarding acquisition of applied site.

18. That you shall submit MOU and Board Resolutions for the land owning companies.
19. That you shall demolish the unauthorized construction existing at site and submit certificate in this regard in the office of District Town Planner, Gurugram.
20. That you shall submit an agreement with M3M India Ltd. to provide technical support for the project.

DA/As above

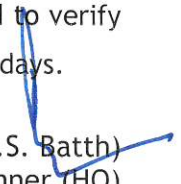

(T.L. Satyaprakash, IAS)
Director General,
Town & Country Planning
Haryana, Chandigarh

Endst. No LC-4211-JE(DS)-2022/

Dated:

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

1. The Deputy Commissioner, Gurugram.
2. The Additional Director, Urban Estate, Haryana, Sector-6 Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram with a request to verify the status of the applied land vis-à-vis NCZ in reference to RP/SRP. Further you are also requested to verify the demarcation plan in reference to condition No. 7 of the LOI within 15 days.


(R.S. Batth)
District Town Planner (HQ)
For: Director General, Town & Country Planning
Haryana, Chandigarh

To be read with LOI Memo no.....32014.....Dated.....20/11.....of 2022

Detail of land owned by Loon Land Development Ltd.

Village	Rect. No.	Killa No	Area (K-M-S)
Naurangpur	56	10/1	4-18-0
		1/1/1	1-1-0
	57	1/1/3	1-14-0
		7	8-0-0
		8/1	0-19-0
		13/1/3	0-18-0
		18/1/1	1-0-0
		18/2/1/1	0-10-0
		18/2/1/3	1-12-0
		14	8-0-0
		17	8-0-0
		24	8-0-0
		4/1/1/1	0-3-0
		4/1/1/3	0-3-0
		11/2	3-8-0
Naurangpur	56	½	4-12-0
		13/1min	4-7.5-0
		9/2	7-4-0
		8min	5-5-0
		9/1	0-16-0
		12/1	6-13-0
		3/2min	1-7-0
		2/1/2	2-4-0
		14/2/2	1-16-0
		17/1	2-10-0
		2/1/1	0-15-0
		2/1/3	2-10-0
		1/2/1	0-8-0
		1/2/3	0-17-0
		1/3/1	0-3-0
Naurangpur	69	1/3/3	0-6-0
		9/1	5-11-0
		9/2	2-9-0
		10/1	0-16-0
		11/3	1-4-0
		12	8-0-0
		19	6-16-0
		20/1	1-4-0
		18/1	0-9-0
		8/2/1	3-19-0
		13/1/1	0-7-0
		4/1/2	1-8-0
		7/2/1	0-12-0

[Signature]
D.G.T.C.P (HR)

Village	Rect. No.	Killa No	Area (K-M-S)
Naurangpur	70	21/3	1-16-0
	69	16/1/4	2-5-0
		25/1/1	1-14-0
		6/2	2-16-0
	69	7/1	5-8-0
		14/1/2	2-16-0
		15/1	5-0-0
		16/2	2-15-0
		2/2/1	5-19-0
		3/1/1	0-10-0
		3/1/2	0-1-0
		3/1/4	1-2-0
		9/1/1	2-12-0
		9/1/3	0-17-0
		12/2min	0-10-0
	70	10/2/1	3-16-0
		11/1/2	2-10-0
		11/2/2	1-1-0
		20/2/1	4-6-0
Naurangpur	55	21/4	4-12-0
		22/3	7-10-0
	56	25/3	1-5-0
	70	5/1	4-12-0
		5/3	0-7-0
		16	8-0-0
		17/1	2-8-0
		17/2	5-0-0
	71	19/1	0-6-0
		19/3	5-8-0
		20/1	2-8-0
		20/2	5-12-0
	55	14/1/2	0-1-0
		14/2/2	1-11-0
		15/1/2	0-10-0
	71	11/2/1	0-3-0
		11/2/3	0-6-0
	55	17/1/1	3-12-0
		18/2	3-11-0
		19/2	0-8-0
		Total	227-18.5


D.G.I.C.P (HR)

Detail of land owned by Ajaypal S/o Krishan 1/32 share
Abhay-Virender-Om Parkash Ss/o Arjun 3/32 share,
Deepak Yadav 1/8 share,
Loon Land Development Ltd. 673/6264 share,
Guru Datt- ShyorajSs/o Deepchand ¼ share,
Harpal-Lal Chand- Sudhir- Sunil Ss/o Rajbir 1/8 share
Baljeet S/o Liluram 1/12 share,
Satender –VinodSs/o Mahender 1/12 share
Harish Yadav S/o Satpal 1/12 share
Sarjeet S/o Parkash 55/3125 share

Naurangpur	56	23min	5-5-0
------------	----	-------	-------

Detail of land owned by Loon Land Development Ltd. 3/8 share,
Abhay-Virender-Om Parkash Ss/o Arjun 3/32share,
Ajaypal S/o Krishan 1/32 share
Guru Datt- ShyorajSs/o Deepchand1/4 share,
Harpal-Lal Chand- Sudhir- Sunil Ss/o Rajbir 1/8 share
Deepak Yadav S/o Daljeet Singh 1/8 share

Naurangpur	56	12/2	1-7-0
		13/2min	0-17.5-0
		18min	5-5-0
		19/1	6-4-0
		22/2	6-4-0
		Total	19-17.5-0

Detail of land owned by Loon Land Development Ltd 7/12 share and Fimosys Infrastructure Pvt.Ltd. 5/12 share

Naurangpur	70	7/2	5-1-0
		14	6-2-0
		Total	11-3-0

Detail of land owned by Standard Farms Pvt. Ltd.

Naurangpur	70	4min	5-14-0
		6min	6-6-0
		7/1	2-2-0
		15	8-16-0
	71	10min	5-12-0
		11/1min	5-3-0
		Total	33-13-0

Abhay-Virender-Om Parkash Ss/o Arjun 3/16share,
Harpal-Lal Chand- Sudhir- Sunil Ss/o Rajbir 1/4 share
Deepak Yadav S/o Daljeet Singh 1/4 share

Detail of land owned by Loon Land Development Ltd. 179/1188 share,
Ajaypal S/o Arjun Singh 1/16 share
Sarjit Singh S/o Parkash Singh 59/594 share

69	4/2	3-3-0
	5Min	4-16-0
	Total	7-19-0


D.G.T.C.P (HR)

Detail of land owned by Loon Land Development Ltd. 1/4 share,
Abhay-Virender-Om Parkash Ss/o Arjun 3/16share,
Harpal-Lal Chand- Sudhir- Sunil Ss/o Rajbir 1/4 share
Deepak Yadav S/o Daljeet Singh 1/4 share
Ajaypal S/o Arjun Singh 1/16 share

Naurangpur	56	10/2	3-2-0
	57	15	8-0-0
	56	20/2	4-9-0
		19/2	1-16-0
		22/1	1-16-0
		11/1	4-12-0
		20/1	3-11-0
	57	6/2	4-4-0
	56	21	8-0-0
	57	16	8-0-0
		25	8-0-0
	Total	55-10-0	

Grand Total

361K-6M
Or 45.1625 acres

[Signature]
Director General
Town & Country Planning
Haryana, Chandigarh
[Signature]