

## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349

Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

Regd.

LC-III  
(See Rule 10)

To

St. Patricks Realty Pvt. Ltd.,  
S/Sh. Sher Jung-Sher Mohammad-Wahid Khan- Akbar Ss/o Sh. Chhutmal,  
S/Sh. Shorab Khan-Yamir Khan-Sarfara Khan Ss/o Sh. Akbar,  
Sh. Inderjeet S/o Sh. Tejghan, Smt. Ishwar Devi W/o Sh. Tejghan,  
St. Ambrose Buildcon Pvt. Ltd. in collaboration with  
St. Patricks Realty Pvt. Ltd.  
3<sup>rd</sup> Floor, Tower-D, Global Business,  
MG-Road, Gurugram.

Memo No. LC-2841-E+F+G/ATP(B)/2021/24140

Dated: 24-09-2021

**Subject: -** Letter of Intent for grant of licence for setting up of Residential Plotted Colony over an additional area measuring 47.759 acres in addition to licence no. 54 of 2014 dated 20.06.2014, 28 of 2016 dated 23.12.2016 & 07 of 2020 dated 29.01.2020 granted for development of Residential Plotted Colony over an area measuring 148.6833 acres situated in the revenue estate of village Dhunela & Berka, Sector-30, 32 & 33, Sohna, District Gurugram.

Please refer your application dated 25.01.2021, 13.05.2021, 02.06.2021 and 18.08.2021 on the subject cited above.

2. Your request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975, and Rules framed there under for development of residential plotted colony over an additional area measuring 47.759 acres in addition to already licenced land measuring 148.6833 acres bearing licence no. 54 of 2014 dated 20.06.2014, 28 of 2016 dated 23.12.2016 & 07 of 2020 dated 29.01.2020 situated in the revenue estate of village Dhunela & Berka, Sector-30, 32 & 33, Sohna, District Gurugram. has been considered and it is proposed to grant license for setting up of aforesaid plotted 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 Rule, 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:-

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

### Internal Development Works:

	Area	Rate	Amount	25% bank
	(in acres)	Per acre	(in Lac)	guarantee required
		(in Lac)		(in Lac)
Plotted component	47.759	20.00	955.18	255.56
Additional community sites			67.05	
Total			1022.23	

Director  
Town & Country Planning  
Haryana, Chandigarh

**External Development Works:**

	Area	Rate Per acre	Amount	25% bank guarantee required
	(in acres)	(in Lac)	(in Lac)	(in Lac)
Plotted Component	47.759	93.687	4474.4	1118.6

4. 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.

Further, 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/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 agreements on prescribed proforma LC-IV & LC-IV-B on Non-Judicial Stamp Paper of Rs. 100/- each and also incorporate the following conditions in LC-IV-B:-
- That you 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.
  - 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.
  - That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
  - 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.
6. To deposit an amount of Rs. 2,58,08,450/- (Rupees two crore fifty eight lac eight thousand four hundred & fifty only) on account of balance license/scrutiny fee and Rs. 2,41,60,085/- (Rupees two crore fourty one lac sixty thousand & eighty five only) on account of conversion charges through online module in favour of Director, Town & Country Planning, Haryana payable at Chandigarh.  
(Note: The above demanded fee & charges are subject to audit and reconciliation of accounts).
7. To furnish an undertaking on non-judicial stamp paper of Rs. 100/- to the following effect:-
- That you shall deposit the Infrastructure Development Charges of Rs. 7,24,80,252/- (Rs. seven crore twenty four lac eighty thousand two hundred



and fifty two only) @ Rs. 375/- per sqm for plotted component, in two equal installments; first within 60 days from issuance of license and second within six months through online module in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh. Any default in this regard will attract interest @ 18% per annum 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 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.
- iv. That the area falling within alignment of sector dividing road and green belt, if any, which forms part of licensed area shall be transferred free of cost to the Govt.
- v. That you shall construct at its own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centers and other community buildings on the lands set apart for this purpose, within a period of five years from the date of grant of license or in the extended period as allowed by the Director and failing which the land shall vest with the Govt. after such specified period, free of cost, in which case the Govt. shall be at liberty to transfer such land to any person or any institution including a local authority, for the said purposes, on such terms and conditions, as it may deem fit.
- vi. That you shall integrate the services with Haryana Urban Development Authority services as and when made available.
- vii. 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.
- 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 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- x. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority.



- xi. 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.
- xii. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiii. That you shall use only LED fitting for internal lighting as well as campus lighting.
- xiv. 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.
- xv. 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 seventy percentum of the amount received from the plot/floor holders for meeting the cost of Internal Development Works in the colony.
- 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 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.
- xx. That you shall allot EWS category plots as per departmental policy dated 26.02.2021 and as amended from time to time.
- xxi. That no further sale has taken place after submitting application for grant of license.
- xxii. That you shall not raise any construction or carved out plots on the land falling within ROW of 2 nos. Gas Pipe lines and 11 KV HT line passing through the site.
- xxiii. That this land has not be sold to any person after entering into collaboration agreement with the colonizer to whom LOI is being issued and also that

presently there is no collaboration agreement inforce with any other person for the same land.

- xxiv. That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
  - xxv. That the revenue rasta, 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.
  - xxvi. 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.
  - xxvii. That the licensee shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
  - xxviii. 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, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.
  - xxix. 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.
8. That you shall submit a certificate from the Deputy Commissioner/DRO, Gurugram stating that there is no further sale of the land applied for license till date and applicant land owners/companies are still owner of the land.
- 9.. To invite objections from general public/allottees through an advertisement to be issued at least in three National newspapers widely circulated in District, of which one should be in Hindi Language. Further, the objections from existing allottees shall be invited in respect of purposed revision through registered post within a period of 10 days from the issuance of this letter as per the procedure laid down in the departmental directions dated 25.01.2021. The proof of inviting objections alongwith detail of the objections so received shall be submitted in office of STP, Gurugram/DTP, Gurugram for verification.
10. That you shall host a copy of earlier approved layout plan and the revised layout plan being approved in - principle on your website and site office for information of all such existing allottees.
11. That you shall complete demarcation at site within 7 days and submit demarcation plan in office of DTP, Gurugram within 15 days of issuance of this letter.
12. That you shall make payment of outstanding EDC dues against the already granted licences in your favour by the Department, within 60 days from issuance of LOI after availing benefit under OTS scheme or otherwise.
13. That you shall settle the dispute with the individual land owners/complainants of parent licence before grant of the licence in present case.



Note:- You shall intimate the official Email ID and the correspondence on this email ID by the Deptt. will be treated receipt of such correspondence.

DA/Land schedule and Provisional  
Layout plan for inviting objection


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

Endst. No. LC-2841-E+F+G/ATP(RB)/2021/

Dated:

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

1. The Deputy Commissioner, Gurugram.
2. District Revenue Officer, Gurugram.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Project Manager (IT) with the request to update the status on website.

  
(Babita Gupta)  
District Town Planner(HQ)  
For: Director, Town & Country Planning  
Haryana, Chandigarh

To be read with LOI Memo No. <sup>24140</sup> <sup>24-09</sup> dated .....2021

**Detail of land owned by Sher Jang- Sher Mohammad-Wahid Khan Ss/o Chhutmal 3/4 share, Shorab Khan – Yamir Khan-Sarfaraj Khan Ss/o Akber 1/4 share**

Village	Rect. No.	Killa No.	Area (K-M)
Dhunela	40	7	8-0
		14/1	0-18
		14/2	7-2
		17/1	0-9
		17/2/1	4-9
		17/3/1	0-13
		13	8-0
		17/2/2	1-2
		18/1	6-18
		<b>Total</b>	<b>37-11</b>

**Detail of land owned by Sher Jang- Sher Mohammad-Wahid Khan –Akbar Ss/o Chhutmal equal share**

Village	Rect. No.	Killa No.	Area (K-M)
Dhunela	40	8	8-0
		9	8-0
		<b>Total</b>	<b>16-0</b>

**Detail of land owned by Inderjeet S/o Tejban**


Village	Rect. No.	Killa No.	Area (K-M)
Dhunela	41	25	8-0
	42	16	8-0
		17	8-0
		18	8-0
		19	8-0
		20/2	4-0
		21	8-0
		25/1	4-0
		<b>Total</b>	<b>56-0</b>

**Detail of land owned by Smt.Ishwar Devi W/o Tejban**

Village	Rect. No.	Killa No.	Area (K-M)
Dhunela	42	25/2	4-0

**Detail of land owned by Inderjeet S/o & Smt.Ishwar Devi W/o Tejban**

Village	Rect. No.	Killa No.	Area (K-M)
Dhunela	45	5	8-0
		6	8-0
		7	8-0
		14	8-0
		15	8-0
		16	6-16
		17	5-16
		<b>Total</b>	<b>52-12</b>

  
D.T.C.P (HR)

Detail of land owned by St. Patricks Realty Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Dhunela	42	22	8-0
		23	8-0
		24	8-0
		14/1	2-10
	45	4	8-0
	29	21	8-0
		22/1	5-14
		22/2	2-6
		23	8-0
		24/1	3-6
		24/2	4-14
		25	8-0
		21/1	0-18
		22/2	6-0
		23	7-4
	31	1/1	0-18
		1/2/2	0-17.5
		2	5-18
	32	1	8-0
		2/1	5-14
		2/2	2-6
		3	8-0
		4/1	3-6
		4/2	4-14
		5	8-0
		<b>Total</b>	<b>136-5.5</b>
Berka	17	1/2/1	1-1
		10/2	2-4
	18	5	8-0
		6/1	5-0
		6/2	3-0
	13	24/2	2-13
		25/1/2	2-11
	14	11	8-0
		20	8-0
		21/1	7-11
	13	25/2	0-8
		<b>Total</b>	<b>48-8</b>

Detail of land owned by St. Patricks Realty Pvt.Ltd. 73/93 share and St. Ambrose Buildcon Pvt. Ltd. 20/93 share

Village	Rect. No.	Killa No.	Area (K-M)
Berka	13	23	8-0
	18	3	8-0
		4/1	7-0
		8/1	0-5
		<b>Total</b>	<b>23-5</b>

72  
D.T.C.P (HR)  
Rajendra



Detail of land owned by St. Ambrose Buildcon Pvt. Ltd.

Village	Rect. No.	Killa No.	Area
Berka	14	9/2	5-7
		12/1	2-13
		Total	8-0
		Grand Total	382K-1.5M
			Or 47.759 Acres

  
Director,  
Town & Country Planning  
Haryana 