

# Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhya Marg Chandigarh;  
e-mail:tcpharyana7@gmail.com; http://tcpharyana.gov.in

Regd.

LC-III

(See Rule 10)

To

Ojos Developers Pvt. Ltd.  
411, 4<sup>th</sup> Floor, Ambadeep Building,  
14 K.G. Marg, Connaught place,  
New delhi-110001.

Memo No. LC-4101/JE(RK)/2024/ 9910

Dated: 15/03/24

**Subject:** Letter of Intent for grant of licence for setting up of Commercial Plotted Colony over an area measuring 5.1375 acres (after migration the entire area from Licence No. 78 of 2013 dated 27.08.2013 granted for setting of commercial colony over an area measuring 5.1375 acres) in the revenue estate of Village Bajghera, Sector-114, Gurugram-Raheja Developers Ltd. in collaboration with individual land owners.

Please refer to your application dated 02.08.2019 and 11.01.2023 on the above cited subject.

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 over an area measuring 5.1375 acres (after migration the entire area from licence no. 78 of 2013 dated 27.08.2013 granted for setting of commercial colony over an area measuring 5.1375 acres) in the revenue estate of village Bajghera, Sector-114, 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:

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

**A. Internal Development Works:**

Commercial component

5.1375 x 50 lac

= Rs.256.875 lacs

25% Bank Guarantee required

=Rs.64.21875 lacs

OR

*You have an option to mortgage 10% saleable area against submission of above said BG and in case, said option is adopted, then the area to be mortgaged may be indicated on the layout plan to be issued alongwith the licence alongwith the revenue details thereof and mortgage deed in this regard shall be executed as per directions of the Department.*

*\* 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*

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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.

**B. External Development Charges:**

5.1375 x 416.385 lac (150% FAR)	= Rs.2139.1779 lacs
EDC adjusted which was deposited	
in License no. 78 of 2013	=Rs.258.72 lacs
Balance amount of EDC	=Rs.1880.458 lacs
25% Bank Guarantee required	=Rs. 470.1145 lacs

OR

*You have an option to mortgage 10% saleable area against submission of above said BG and in case, said option is adopted, then the area to be mortgaged may be indicated on the layout plan to be issued alongwith the licence alongwith the revenue details thereof and mortgage deed in this regard shall be executed as per directions of the Department.*

It is made clear that rate of EDC has 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.

3. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of Rs.100/-. Further, following additional clauses shall be added in the bilateral agreement as per Government instruction dated 14.08.2020:-

- v. That, the owner/developer shall integrate its bank account in which 70% allottee receipts are credited under Section-4(2)(I)(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.
- vi. 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.
- vii. Such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- viii. 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.

4. To submit an undertaking on non-judicial stamp paper of Rs.100/- to the effect that:-

- 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. within a period of 30 days from approval of zoning plan.
- 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 within a period of 30 days from approval of zoning plan.
- 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 Shehari Vikas Pradhikaran 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 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.
- h. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 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 DGTCP till these services are made available from External Infrastructure to be laid by Haryana Shehari Vikas Pradhikaran.
- j. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.


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- k. That you shall make provision of solar photovoltaic power plant 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 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.
- 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 applicant company has to deposit 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 at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- s. 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.
- t. That you shall specify the detail of calculations per Sqm/per Sqft, 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 layout plan.
  - w. 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.
  - x. 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.
5. That certificate from DRO/Deputy Commissioner, Gurugram will be submitted certifying that the applied land is still under ownership of applicant company.
  6. That you shall submit the NOC from Divisional Forest Officer, Gurugram regarding applicability of any Forest Law/notifications.
  7. That you shall submit an affidavit duly attested by 1st Class Magistrate that there is no other collaboration agreement executed on the applied land.
  8. That 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. The applicant firm shall submit the collaboration agreement between the Ojos Developers Pvt. Ltd. and the landowners.
  10. The applicant company shall submit an affidavit to allow the unrestricted access to the others land.
  11. That you shall clear the outstanding dues of Rs.1880.458 lacs with upto date interest (if applicable) on account of EDC against the License No.78 of 2013 dated 27.08.2013.
  12. You shall submit the fresh NOCs from existing land owners regarding migration of licence before grant of licence.
  13. You shall enhance the paid up capital upto Rs. 20 Cr. as per policy dated 01.06.2018 before grant of final permission.

**Note:** *That you shall intimate their official Email ID and the correspondence made to this email ID by the Department shall be treated legal.*

DA/schedule of land.

  
(Amit Khatri, IAS)  
Director, Town & Country Planning  
Haryana, Chandigarh

Endst. LC-4101/JE(RK)/2024/

Dated:

A copy is forwarded to the following alongwith copy of land schedule for information and necessary action: -

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

(Ashish Sharma)  
District Town Planner (HQ)  
For: Director, Town & Country Planning  
Haryana Chandigarh

To be read with LOI Memo No. 9916 Dated 15/05/2023 of 2023

**Detail of land owned by Uday C Soni S/o RC Soni 2/3 share**

**Anoop Soni S/o Uday Soni 1/3 share**

Village	Rect. No	Killa No	Area (K-M)
Bajghera	22	11/2	5-16
	23	15/3/1	0-2
		15/3/2	0-5
		Total	6-3

**Detail of land owned by Uday C Soni S/o RC Soni**

Village	Rect. No	Killa No	Area (K-M)
Bajghera	23	14/1/1	3-1
		14/1/2	3-15
		15/1/1	0-17
		15/1/2	1-18
		Total	9-11

**Detail of land owned by Uday C Soni S/o RC Soni**

**Anoop Soni S/o Uday C Soni**

Village	Rect. No	Killa No	Area (K-M)
Bajghera	22	10/3	2-18
		11/1	1-11
		12/1/1	1-14
		12/1/2	0-2
		9/2	0-13
	23	6/2	3-16
		7/2min	1-0
		Total	11-14

**Detail of land owned by Anoop Soni S/o Uday C Soni**

Village	Rect. No	Killa No	Area (K-M)
Bajghera	22	11/3/1	0-6
		11/3/2	0-7
		19/2	0-14
		20/1	2-18
		14/2	1-8
	23	15/2/1	0-18
		15/2/2	2-1
		15/5	1-2
		16/1	2-7
		17/1	1-13
		Total	13-14
		Grand Total	41-2

Or 5.1375 Acres

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*(Signature)*

Hayden, Christina  
Town & County Planning  
Director