

# 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

Sh. Rishi Aggarwal- Sh. Mahesh Aggarwal Ss/o Sh. E.C. Aggarwal,  
4S Developers Pvt. Ltd,  
In collaboration with 4S Developers Pvt. Ltd.  
2<sup>nd</sup> Floor, HUB-66, Sector 66,  
Gurugram-122102.

Memo No. LC-5199-JE (SB)/2023/33948 Dated: 11-10-2023

**Subject:** Letter of intent for grant of licence for setting up of an Residential Colony (under New Integrated Licencing Policy (NILP)) over an area measuring 10.071875 acres (after migration of entire area i.e. 7.434375 acres from licence no. 92 of 2023 dated 21.04.2023 along with fresh area 2.6375 acres) in Sector-59 & 63A, Gurugram Manesar Urban Complex.

Please refer your application dated 28.08.2023 & 28.09.2023 on subject cited matter.

Your request for grant of licence for setting up of a Residential Colony (under New Integrated Licencing Policy (NILP)) over an area measuring 10.071875 acres (after migration of entire area i.e. 7.434375 acres from licence no. 92 of 2023 dated 21.04.2023 along with fresh area 2.6375 acres) in Sector-59 & 63A, 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.

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:**

- |    |  |   |
|----|--|---|
| A) | Total area under scheme 10.071875 acres  |   |
|    | @ ₹ 50.00 Lac per acre                   |   |
|    | 10.071875 X 50 Lac                       | = Rs. 503.59375 Lacs                        |
| B) | Cost of community site                   | = Nil                                       |
| C) | Total cost of Internal Development Works | = Rs. 503.59375 Lacs                        |
| D) | 25% B.G. on account of IDW               | = Rs. 125.89844 Lacs<br>(valid for 5 years) |

**B) External Development Works:**

- |       |  |  |
|-------|--|--|
| (i)   | Total residential area                   |  |
|       | 9.668875 x 416.385 x 5/7                 | = Rs. 2875.6962 Lacs                       |
| (ii)  | Total Area under Comm. Component         |  |
|       | 0.403 x 486.13                           | = Rs.195.91042Lacs                         |
| (iii) | Total EDC Charges (i)+(ii)               | = Rs.3071.6066 Lacs                        |
| (iv)  | EDC adjusted from License no. 92 of 2023 | = Rs.451.589 Lacs                          |
| v)    | EDC to be demanded                       | = Rs.2620.0166 Lacs                        |
| vi)   | 25% BG to be demanded                    | = Rs.655.00415 Lacs<br>(valid for 5 years) |

2. 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:-

- 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

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- 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. That you shall deposit an amount of **Rs. 22,46,656/-** on account of conversion charges, **Rs. 2,22,95,357/-** on account of balance licence fee to be deposited online at website i.e. [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in).
  4. To furnish an undertaking on non-judicial stamp paper of Rs. 10/- to the following effect:-
    - a) You will pay the Infrastructure Development Charges amounting to **Rs. 2,55,43,410/-** 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 you shall maintain and upkeep all roads, open spaces, public parks 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 Government 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 area coming under the sector roads and restricted belt/green belt which forms part of licenced area and in lieu of which benefit to the extent permissible as per policy towards plotable area is being granted, shall be transferred free of cost of the Govt.
    - d) That if any external development works are provided at any stage by HUDA/Government, then applicant shall have to pay the proportionate development charges.
    - e) That you shall integrate the services with the HSVP services as per the approved service plans and as and when made available.
    - f) That you shall submit NOC as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site.
    - g) That you shall make arrangement for water supply, sewerage drainage etc to the satisfaction of DGTPC till these services are made available from external infrastructure to be laid by HSVP.
    - h) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

- i) That you shall make provision of solar water heating system as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- j) That you shall use only LED lamps fitting for internal lighting as well as campus lighting.
- k) That you shall ensure the installation of Solar Photovoltaic Power Plant as per provision of notification no. 22/52/2005-5 power dated 03.09.2014 of Haryana Government Renewable Energy Department if required
- l) That you shall convey Ultimate Power Load Requirement of the project to the concerned power utility, with a copy to the Director, within two month period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- m) That it is understood that the development / construction cost of 24/18 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any alongwith the construction cost of 24/18 m wide road/major internal road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana.
- n) That you shall arrange electric connection from outside source for electrification of his colony from HVPN and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which he shall get the electrical (distribution) service plan /estimates approved from the agency responsible for installation of external electric services i.e. HVPN/UHBVNL/DHBVNL Haryana and complete the same before obtaining completion certificate for the colony.
- o) That you shall permit the Director or any other officer 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 licence granted.
- p) That you shall deposit thirty per centum of the amount realised, from time to time, by him, from the plot holders within a period of ten days of its realization in a separate account to be maintained in a scheduled bank. This amount shall only be utilized by him towards meeting the cost of internal development works in the colony.
- q) That you shall abide for paying 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) That you shall not give any marketing and selling rights to any other company other than the collaborator company
- t) That no claim shall lie against HSVP till non-provision of EDC services, during next five years.
- u) That you shall submit the compliance of Rule -24,26,27 & 28 of Rules 1976 & Section -5 of Haryana Development and Regulation of Urban Areas Act, 1975, the applicant company shall inform account number & full particulars of the scheduled bank wherein the applicant company have to deposit thirty percentum of the amount from buyers for meeting the cost of internal development works in the colony.

  
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- v) That you shall transfer 10% of area of the licenced colony (in compact block) free of cost to the Government for provision of community facilities duly made in the layout plan before obtaining completion certificate.
- w) That you shall abide by the provision of the New Integrated Licence policy dated 11.05.2022 and the amendment therein.
- x) That you shall either surrender 10% of the colony area free of cost to the Government for Affordable Group Housing within 60 days of issuance of license or deposit an amount at the rate three times the collector rate in lieu of 10% land to be surrendered as per provisions of the policy dated 11.05.2022.
- y) The you shall not encroach the Revenue Rasta passes through the applied site and keep it thoroughfare movement of general public.
- z) That the owner/developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Residential Plotted Colony after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.
- aa) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- bb) That you shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree at applied site, before grant of licence.
5. That you shall submit the NOC from District Forest Officer, Gurugram before grant of final permission.
6. That certificate from DRO/Deputy Commissioner, Gurugram will be submitted certifying that the applied land is still under ownership of applicant company.
7. 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.
8. That you shall submit an indemnity bond, indemnifying by the DGTCP against any loss/claim arising out of any pending litigation
9. That you shall submit an affidavit duly attested by 1<sup>st</sup> 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.
10. To submit an undertaking from the land owning companies/land owners that this land has not been 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 enforced with any other person for the same land.
11. That you shall enhance their paid up capital upto Rs. 9.00 Cr. before grant of licence.
12. That you shall submit the amended layout plan adhering the provision of policy dated 11.05.2022 and HBC-2017 before grant of licence.
13. That you will intimate their official Email ID and the correspondence address to the Department which will be treated legal and enforceable.

14. That you shall demolish the unauthorized construction exist at site and complete the demarcation at site within 7 days from date of issuance of LOI and will submit the demarcation plan in office of District Town Planner, Gurugram under intimation to this office.

DA/land schedule.


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

Endst. No LC-5199/JE (SB)/2023/

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 with request to send their comments w.r.t condition no. 14 above.

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

To be read with LOI memo No. 33948 Dated 11/11/2023 of 2023

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)
Ullahawas	4S Developers Pvt. Ltd.	27	12/2	1-7
			13/2	0-12
			18min	1-11
			19/1min	5-14
			19/2	1-4
			20	8-0
			21/1min	0-1
			21/2/1min	4-8.5
			21/2/2min	0-11
			24/1/3	3-13
		28	24/2/1/2	0-17
			24/2/2	0-12
			25/1/1	1-10
			25/1/2min	3-0
			4/1	4-19
		40	4/2	1-7
			5/1	3-12
			7/2	1-9
			14/1	5-9
Behrampur	4S Developers Pvt. Ltd.	45	14/2	3-14
			15/1/1	2-9
			15/1/2	1-19
			15/2/1/1	0-2
			16/2/1	1-9
			16/2/2	1-4
			16/2/3	1-14
			17/1	3-2
			17/2	4-18
	Rishi Aggarwal, Mahesh Aggarwal		18/1	0-19
	4S Developers Pvt. Ltd.		18/2	1-7
	Rishi Aggarwal, Mahesh Aggarwal		24	7-18
	4S Developers Pvt. Ltd.		Total	80-11.5
	Rishi Aggarwal, Mahesh Aggarwal			10.071875
				Acres

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