

Directorate of Town & Country Planning, Haryana

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

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

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To

Commander Realtors Pvt. Ltd. Fiverivers Developers Pvt. Ltd.,
Fiverivers Township Pvt. Ltd. IREO Pvt. Ltd.
in collaboration with Commander Realtors Pvt. Ltd.
C-4, 1st Floor, Malviya Nagar, New Delhi-110017.

Memo No. LC-4587-JE(VA)/2021/

Dated:

Subject:- Request for grant of licence for setting up of an Affordable Residential Plotted Colony (DDJAY) over an area measuring 6.225 acres (after migrating 6.21875 acres from licence no. 107 of 2010 & licence no. 63 of 2009 and 0.00625 acres fresh applied area) alongwith permission for change of developer from Commander Realtors Pvt. Ltd. to Corona Realtors Pvt. Ltd. in the revenue estate of village Behrampur and Ullahwas, Sector-59, Gurugram.

Please refer to your applications 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, 1976 framed there under for development of Affordable Residential Plotted Colony (DDJAY) over an area measuring 6.225 acres (after migrating 6.21875 acres from licence no. 107 of 2010 & licence no. 63 of 2009 and 0.00625 acres fresh applied area) in the revenue estate of village Behrampur and Ullahwas, Sector-59, Gurugram has been considered and accordingly, you are called upon to fulfill the requirements/ pre-requisites as laid down in Rule, 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 and mentioned in this letter within a period of 60 days from the date of issuance of this letter.

3. Apart from above, request for change of developer from Commander Realtors Pvt. Ltd. to Corona Realtors Pvt. Ltd. in accordance with the policy provisions dated 18.02.2015 has also been considered. The above said letter of intent for grant of licence under DDJAY and in-principle approval for change of beneficial interest is hereby issued subject to the final outcome of CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & others V/s State of Haryana pending adjudication before Hon'ble Supreme Court of India and CBI investigation under process. These approvals are also issued subject to the fulfilment of following conditions:-

- a) To deposit an amount of Rs. 1,23,766/- on account of conversion charges in favour of Director through online mode.
- b) To deposit an amount of Rs. 23,89,000/- on account of administrative charges on account of change in beneficial interest under policy dated 18.02.2015 in favour of Director through online mode.
- c) An amount of Rs. 117.387* lacs on account of External Development Charges is required to be paid in favour of Director, Town & country Planning, Haryana, Chandigarh. Either the said amount may be deposited through online mode before grant of licence or you may opt to make payment of 25% amount i.e. Rs. 29.34675


Director
Town & Country Planning
Haryana, Chandigarh

lacs alongwith Bank Guarantee of ₹ 22.01 lacs (valid at least for five years) i.e. equal to 25% of balance amount of ₹ 88.04025 lacs.

* It is also 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.

- d) To furnish bank guarantee amounting Rs.33 lac against the total cost of Internal Development Works amounting Rs. 131.97 ** lac

or

To mortgage 15% saleable area against submission of above said BG and in case, said option is opted, then the area to be mortgaged may be indicated on the layout plan to be issued alongwith the license alongwith the revenue details thereof. The mortgage deed in this regard shall be executed as per the 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 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.

- e) To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of of Rs. 100/- each and also incorporate the following conditions in LC-IV-B.
- I. That the owner/developer (new entity) 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 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.
- f) To furnish an undertaking on non-judicial stamp paper of Rs. 100/- to the following effect:-
- i) That you will pay the State Infrastructure Development Charges amounting to ₹ 61,10,550/- ₹ 1000/- per sq. mtr for the commercial area, and ₹ 500/- for plotted area in two equal instalments. First Instalments will be due within 60 days of grant of license and second Instalments 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.
- vii) That you will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked on the layout plan to be approved alongwith the license.
- 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 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 sqft. to the Allottees while raising such demand from the plot owners.

- xvi) 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.
- xvii) 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.
- xviii) 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.
- xix) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- xx) 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.
- xxi) 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 holders for meeting the cost of Internal Development Works in the colony.
- xxii) That no further sale has taken place after submitting application for grant of license.
- xxiii) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- xxiv) 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.
- xxv) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxvi) 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.
- xxvii) 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.
- xxviii) That you shall not encroach the revenue rasta passing through the site, if any and shall keep it free from all hindrances for easy movement of general public.
- xxix) That you shall abide by the provisions of Act/Rules and all the directions that may be issued by the DTCP in connection with the above said licenses.
- xxx) That new entity will settle all the pending/outstanding issues, if any, in respect of all the prospective allottees for area where developer is being changed.

- xxxi) That new entity will be liable to pay all outstanding dues on account of EDC/IDC and interest thereon, if any, as on date, where developer is being changed from parent licenses.
- xxxii) That all the liabilities of the transferors/owners will be owned by new entity qua area where developer is being changed from parent licenses.
- g) That you shall earmark 50% saleable area in the layout plan, to be issued alongwith the license alongwith revenue detail, which is to be freezed as per clause 5(i) of the policy, dated 08.02.2016. The area so freezed shall be allowed to sell only after completion of all Internal Development Works in the colony.
- h) That you shall submit a certificate from the Deputy Commissioner/District Revenue Authority upon verification/ confirmation that the applicant companies/individual are owners of the land.
- i) 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 proposed migration and change of developer through registered post and email id 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.
- j) That you shall host a copy of earlier approved layout plan indicating the area under migration on your website and site office for information of all such existing allottees.
- k) That the revised layout plan as well as land schedule for the licenced land bearing licence no. 63 of 2009 and 107 of 2010 shall be got issued after requisite approval of the Department.
- l) That both new entity and Commander Realtors Pvt. Ltd. shall submit the Indemnity bond on the prescribed proforma in this regard, indemnifying the Director from any legal or financial liabilities that may arise upon compliance of the orders of Hon'ble Supreme Court in CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & others V/s State of Haryana and final outcome of CBI investigation under process.
- m) That Commander Realtors Pvt Ltd shall submit the original licence no. 63 of 2009 & licence no. 107 of 2010 alongwith schedules of land.
- n) As per policy dated 07.02.2017, the colonizer is required to obtain NOC/consent from the other land owners/companies who are part of the original licence, but are omitted in the licence application under DDJAY policy, submitted by availing migration policy. Accordingly, you are required to submit the NOC before the grant of licence.
- o) That you shall submit the latest land acquisition status of khasra no. 34//15 from the Land Acquisition officer, Gurugram.
- p) That you shall clarify whether 1 marla of land applied in khasra no. 24//25/1/2 is fresh land or constitutes part of 4K-8M falling in khasra no. 24//25/1/2 forming part of license no. 63 of 2009.

- q) The paid up capital of new entity i.e. Corona Realtors Pvt. Ltd. shall be got enhanced upto Rs. 4 crores before grant of licence.
- r) That you shall submit non encumbrance certificate issued by concerned revenue authority and indemnity bond indemnifying the Department against any litigations arising out on account of applied land.

Note:- That 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.

DA/Land schedule

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

Endst. No LC-4587- JE (VA)-2021/ 33 652

Dated: 31-12-2024

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

1. Corona Realtors Pvt. Ltd. 11th Floor, Paras Twin Towers, Sector-54, Gurugram
2. The Deputy Commissioner, Gurugram.
3. The Additional Director, Urban Estate, Haryana, Sector-6 Panchkula.
4. Senior Town Planner, Gurugram with a request that after examination of the proposal in respect of objections on migration of licence/ Change in layout plan/ change of developer, forward to this office within 7 days from the receipt of report from concerned District Town Planner, Gurugram. If the matter is delayed by the concerned officer for more than 7 days, the cause of delay shall be mentioned in the report. The policy dated 07.02.2017 is available on website www.tcpharyana.gov.in.
5. District Town Planner, Gurugram with a request that shall forward the proposal in respect of objections on migration of licence/ change in layout plan/ change of developer and objections received if any to Senior Town Planner, Gurugram alongwith recommendation within 7 days from the receipt of report from colonizer. The policy dated 07.02.2017 is available on website www.tcpharyana.gov.in.
6. Land Acquisition Officer, Gurugram with a request to provide status of khasra no. 34//15, village Behrampur w.r.t. acquisition, if any.

(Amit Madholia)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

33857 31-12-

To be read with LOI Memo no.....Dated.....of 2021

Detail of land owned by Fiverivers Developers Pvt. Ltd.

Village	Rect.No.	Killa No	Total Area (K-M)	Total Area (K-M)
Ullawas	24	25/1/2	4-9	3-10
	25	22/2	7-3	1-10
		Total	11-12	5-0

Detail of land owned by Fiverivers Township Pvt. Ltd.

Village	Rect No	Killa No	Total Area (K-M)	Total Area (K-M)
Behrampur	34	15	5-2	0-3
Ullawas	25	16	7-12	6-18
		25/1	7-2	7-2
		25/2	0-18	0-18
		1/1	4-15	4-15
	27	1/2	2-16	2-16
		10	8-0	8-0
		5	7-7	7-7
		Total	43-12	37-19

Detail of land owned by IREO Pvt. Ltd.

Village	Rect No	Killa No	Total Area	Total Area
Ullahas	24	16/1	6-16	1-19
	25	21/1/1	3-9	1-16
		21/2/1	2-7	1-4
		Total	12-12	4-19

Detail of land owned by Commander Realtors Pvt. Ltd.

Village	Rect No	Killa No	Total Area	Total Area
Ullahwas	25	23/1	6-16	0-9
		23/2	4-4	0-10
		24/1	1-12	0-4
		24/2	6-8	0-15
		Total	16-0	1-18
		Grand Total	49-16	Or 6.225 acres


 Director,
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 Haryana
 Faridkot