

## Directorate of Town and Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Chandigarh,  
Phone: 0172-2549349; e-mail: tcpharyana6@gmail.com

LC-III

(See Rule 10)

To

Active Promoters Pvt. Ltd., Flip Propbuild Pvt. Ltd.,  
Globule Propbuild Pvt. Ltd., Gull Propbuild Pvt. Ltd.,  
Sankalp Promoters Pvt. Ltd., Sriyam Estates Pvt. Ltd.,  
Yukti Projects Pvt. Ltd., Gable Propbuild Pvt. Ltd.,  
Gaff Propbuild Pvt. Ltd., Gravel Propbuild Pvt. Ltd.,  
Guffaw Propbuild Pvt. Ltd., Logical Developers Pvt. Ltd.,  
Rosegate Estates Pvt. Ltd., Gyankunj Estates Pvt. Ltd.,  
Gloss Propbuild Pvt. Ltd., Monarch Buildcon Pvt. Ltd.,  
Zonex Estates Pvt. Ltd., Sriyam Estates Pvt. Ltd.,  
Sarvodaya Buildcon Pvt. Ltd., Grebe Propbuild Pvt. Ltd.  
In collaboration with Worldwide Resorts and Entertainment Pvt. Ltd.  
725/2, DD 2 Block A, Shastri Nagar, New Delhi, 110052.

Memo No. LC-4711/Asstt.(MS)/2022/ 17732

Dated: 28/06/2022

**Subject:** Revised Letter of Intent for grant of licence for setting up of Industrial Plotted Colony over an area measuring 118.15 acres in the revenue estate of village Bans Haria and Bans Khusla, Tehsil Harsaru, Sector M-9, M-10, M-13 & M-14 of Manesar, District Gurugram.

Please refer to your application dated 12.01.2022 & 15.06.2022 on the above cited subject.

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 Industrial Plotted Colony over an area measuring 118.15 acres falling in the revenue estate of village Bans Haria & Bans Khusla, Sector M-9, M-10, M-13 & M-14 of Manesar, GMUC has been considered and it is proposed to grant a license for setting up of Industrial 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 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.

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

### External Development Charges:-

Sr. No.	EDC required
1.	Industrial component= $95.831 \times 173.841 = 16659.356871$ lacs 50% EDC Required = $8329.6784$ lacs ..... (A)  Plotted component = $21.42624 \times 104.096 = 2230.3859$ lacs.....(B)  Commercial component = $0.89276 \times 486.130 = 433.9974$ lacs..... (C)  Total (B+C)= Rs. $2664.3833$ lacs..... (D)  Total EDC required (A+D)= Rs. $10994.0617$ lacs  25% BG required = Rs. $2748.515425$ lacs

**Internal Development Works:-**

Sr. No.	Particulars	Total IDW Cost	25% BG to be demanded in the LOI
1.	IDW BG	Industrial= 95.813x 50 lakh = Rs. 4790.65 lakh Plotted = 21.42624 x 20 lakh = Rs. 428.5248 lakh Comm.= 0.89276 x 50 lakh = Rs. 44.638 lakh	Rs. 1315.9532 lacs
	<b>Total</b>	<b>Rs. 5263.8128 lakh</b>	<b>Rs. 1315.9532 lacs</b>

It is made clear that 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, you would be required to furnish an additional bank guarantee within 30 days on demand.

3. To deposit an amount of Rs. 8,629/- (Eight Thousand Six Hundred Twenty Nine Only) on account of deficit scrutiny fee, Rs. 7,36,94,390/- (Rupees Seven Crore Thirty Six Lacs Ninety Four Thousand Three Hundred Ninety only) on account of balance licence fee and Rs. 5,77,94,411/- (Rupees Five Crore Seventy Seven Lacs Ninety Four Thousand Four Hundred Eleven only) on account of conversion charges before grant of licence.
4. To execute two agreements i.e. LC-IV & LC-IV-C (Bilateral Agreement) on Non-Judicial Stamp Paper of Rs. 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.
5. To furnish an undertaking on non judicial stamp paper to the following effect that:-
  - (i) To deposit a sum of Rs. 14,66,35,761/- on account of Infrastructural Development Charges in two equal installments. First within 60 days from issuance of license and second within six months online at

[www.tcpharyana.gov.in](http://www.tcpharyana.gov.in). In failure of which, an interest @ 18% per annum for delay period shall be paid.


- (ii) 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) 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 Areas Restriction of Unregulated Development Act, 1963.
- (iv) 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.
- (v) You shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP.
- (vi) 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.
- (vii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (viii) 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.
- (ix) You shall use only LED fitting for internal lighting as well as campus lighting.
- (x) 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.
- (xi) 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.
- (xii) 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.
- (xiii) 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.
  - (xiv) 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.
  - (xv) That no further sale has taken place after submitting application for grant of license.
  - (xvi) You shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
  - (xvii) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
  - (xviii) That the revenue rasta/khal if passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
  - (xix) That the licensee 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.
  - (xx) You shall comply with the terms and conditions of policy dated 01.10.2015, 09.03.2019 and other direction given by the Director time to time to execute the project.
  - (xxi) You shall obtain the permission from competent authority for construction of culvert over dhana/ nala / drain / water channel what so ever, if passing through licenced land.
  - (xxii) You shall integrate the services with Haryana Shehri Vikas Pradhikaran Development Authority services as and when made available.
  - (xxiii) 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.
  - (xxiv) 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 workout 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.
  - (xxv) 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.

- (xxvi) 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 non 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. applicant company shall also provide detail of calculation of EDC per sqm/per sft to the allottees while raising such demand from the plot owners.
  - (xxvii) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
  - (xxviii) You shall abide by the terms and conditions of the policy notified on 01.04.2016.
  - (xxix) You shall abide by the terms and conditions of policy dated 08.02.2016 (DDJAY) and other direction given by the Director time to time to execute the project.
  - (xxx) You shall execute the development works as per Environmental Clearance and company 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; applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.
6. That you shall demolish the unauthorised construction of labour hut at Pocket E before issuance of final permission.
  7. That you shall submit the undertaking to maintain the Right of Way of Gail Gas Pipe Line passes through the Pocket G.
  8. That certificate from DRO/Deputy Commissioner, Gurugram will be submitted certifying that the applied land is still under ownership of applicant company.
  9. That you shall submit the NOC from Divisional Forest Officer, Gurugram before grant of final permission.
  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 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.
  12. That you shall 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.
  13. That you shall submit an undertaking from the land owning companies/ 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.

14. That you shall submit an undertaking that get the layout plan revised as and when final alignment of 60 mtr wide sector dividing road of Sector M9 & M14 is approved.
15. That you shall furnish addendum agreement in continuation of the collaboration agreement submitted by World Wide Resorts and Entertainment Pvt. Ltd. to the effect that:-
  - a) World Wide Resorts and Entertainment Pvt. Ltd. shall be responsible for compliance of all terms and conditions of licence/ provisions of Act 8 of 1975 and Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DTCP, Haryana whichever is earlier.
  - b) The said agreement is still valid and shall be irrevocable and no modification/ alteration etc. in the terms and conditions of the said agreement can be undertaken, except after obtaining prior approval of DTCP, Haryana.
16. That you shall increase the paid up capital of the company to the tune of Rs. 20 Crores before final permission.
17. That you shall submit the NOC of the Industries Department /HSIIDC for setting up of Industrial Township & having access to the site from the constructed 40 karam wide road.
18. That you will intimate their official Email ID and the correspondence on this email ID by the Deptt. will be treated as receipt of such correspondence.
19. The above demanded fee and charges are subject to audit and reconciliation of accounts.


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

Endst. No LC-4711/Asstt. MS/2022/

Dated:

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

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

  
(BABITA GUPTA)  
District Town Planner (HQ)  
For: Director, Town & Country Planning  
Haryana, Chandigarh



17732 28/06/

To be read with LOI Memo No.....dated.....2022

1. Active Promoters Pvt. Ltd. 3/1489 share, M/s. Flip Propbuild Pvt. Ltd. 35/1489 share, M/s. Globule Propbuild Pvt. Ltd. 633/1489 share, M/s. Gull Propbuild Pvt. Ltd 5/1489 share, M/s. Sankalp Promoters Pvt. Ltd. 676/1489 share, M/s. Sriyam Estates Pvt. Ltd. 4/1489 share, and M/s. Yukti Projects Pvt. Ltd 133/1489 share.

Village	Rectangle No.	Killa No.	Area K – M
Bans Haria	30	21/2/2	2 – 9
		22	8 – 0
	41	1	8 – 0
		2	8 – 0
		9	8 – 0
		10	8 – 0
		11	8 – 0
		12	8 – 0
		19	8 – 0
		20	8 – 0
		Total	74 K – 9 M

2. Active Promoters Pvt. Ltd. 3/293 share, Flip Propbuild Pvt. Ltd. 1/586 share, Globule Propbuild Pvt. Ltd. 209/293 share, Gull Propbuild Pvt. Ltd 21/293 share and Sankalp Promoters Pvt. Ltd. 119/586 share

Village	Rectangle No.	Killa No.	Area K – M
Bans Haria	41	3/2	4 – 0
		4/2	4 – 0
		7/1	6 – 4
		8/1	4 – 18
		Total	19 K – 2 M

3. Flip Propbuild Pvt. Ltd. 12/4093 share, Gable Propbuild Pvt. Ltd. 416/4093 share, M/s. Gaff Propbuild Pvt. Ltd 1910/4093 share, M/s. Gravel Propbuild Pvt. Ltd. 603/4093 share, M/s. Guffaw Propbuild Pvt. Ltd. 51/4093 share, M/s. Gull Propbuild Pvt. Ltd. 292/4093 Share. M/s. Logical Developers Pvt. Ltd. 148/4093 share, M/s. Rosegate Estates Pvt. Ltd. 432/4093 share, M/s. Sankalap Promoters Pvt. Ltd. 228/4093 share, and M/s. Yukti Projects Pvt. Ltd 1/4093 share.

Bans Haria	14	13/1/2	3 – 18
		14/1	5 – 16
		15/1	5 – 16
		16	8 – 0
		17	5 – 11
		18/1	0 – 13
		25/2	4 – 0
	30	2/1/2	7 – 14
		3	8 – 0
		9	6 – 13
		11	8 – 0
		12	8 – 0
		19	8 – 0
		20	8 – 0

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Village	Rectangle No.	Killa No.	Area K – M
Bans Haria	31	2	8 – 0
		9/1	5 – 7
		9/2	2 – 13
		11/2	5 – 16
		12/1	7 – 18
		18/2	2 – 4
		19/2/1	7 – 2
		20/1	2 – 14
		21/1	0 – 15
		22/1/2	7 – 2
		23	8 – 0
	32	14/1	4 – 3
		16	10 – 2
		17/1	7 – 12
		22/1	6 – 2
		23/1	6 – 9
		24	7 – 18
		25/1	2 – 2
	33	20	6 – 16
		21/1	2 – 2
		Total	198 K – 18 M

4. Gyankunj Estates Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area K – M
Bans Haria	31	16	8 – 0
		17	8 – 0
	34	20	8 – 0
		21	8 – 0
	36	23/2/2	1 – 11
		24	10 – 11
	38	2/1	0 – 2
		3/1	4 – 0
		3/2	4 – 0
		4	8 – 0
		7/1	7 – 2
		8	8 – 0
		13/1	2 – 18
		Total	78 K – 4 M

5. GyanKunj Estates Pvt. Ltd. 213/293 share, Guffaw Propbuild Pvt. Ltd. 80/293 share

Village	Rectangle No.	Killa No.	Area K – M
Bans Haria	36	18	8 – 4
		23/1	2 – 0
		23/2/1	4 – 9
		Total	14 K – 13 M



6. Globule Propbuild Pvt. Ltd. 227/956 share, Rosegate Estates Pvt. Ltd. 3/8 share, and M/s. Sankalap Promoters Pvt. Ltd. 741/1912 share,

Village	Rectangle No.	Killa No.	Area K - M
Bans Haria	41	6/2	1 - 16
		7/2	1 - 16
		8/2	3 - 2
		13	8 - 0
		14	8 - 0
		15	8 - 0
		16	8 - 0
		17	8 - 0
		18	8 - 0
		23	8 - 0
		24	8 - 0
		25	8 - 0
	43	3	8 - 0
		4/1	2 - 9
		5/1	2 - 9
		8/1min North	3 - 10
		Total	95 K - 2 M

7. Yukti Projects Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area K - M
Bans Haria	36	25	5 - 11
	37	1	9 - 2
		2	2 - 5
		10	4 - 0
	38	5	8 - 0
		6	8 - 0
		14/2	4 - 15
		15	4 - 0
		Total	45 K - 13 M

8. Gloss Propbuild Pvt. Ltd. 45/152 share, M/s. Monarch Buildcon Pvt. Ltd. 83/152 share and M/s. Zonex Estates Pvt. Ltd 3/19 share

Village	Rectangle No.	Killa No.	Area K - M
Bans Haria	40	20	7 - 12
		Total	7-12

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9. Flip Propbuild Pvt. Ltd. 3/70 share, M/s. Gyankunj Estates Pvt. Ltd. 1/7 share, and M/s Zonex Estates Pvt. Ltd 57/70 share.

Village	Rectangle No.	Killa No.	Area K - M
Bans Haria	32	11	10 - 18
		12	9 - 0
		13	7 - 2
		18	8 - 0
		19	8 - 0
		22/3	1 - 2
		23/3	1 - 2
		Total	45 K - 4 M

10. Sriyam Estates Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area K - M
Bans Haria	35	10/2/1	1 - 0
		Total	1 K - 0 M

11. Zonex Estates Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area K - M
Bans Haria	32	20	8 - 0
		21/1	2 - 13
	33	24	3 - 2
	34	3	8 - 0
		4	8 - 0
		5/1	2 - 18
		8/1/1	0 - 10
		16	8 - 0
	36	11/2	0 - 8
		12	7 - 7
		20	8 - 0
		Total	56 K - 18 M

12. Gull Propbuild Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area K - M
Bans Haria	33	23	8 - 4
		Total	8 K - 4 M

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D.T.C.P (HR)

13. Globule Propbuild Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area K - M
Bans Haria	40	11	7 - 12
		Total	7 K - 12 M

14. Flip Propbuild Pvt. Ltd. 1/20 share and M/s. Sankalp Promoters Pvt. Ltd 19/20 share

Village	Rectangle No.	Killa No.	Area K - M
Bans Haria	30	4	8 - 0
		5	8 - 0
	31	24	8 - 0
		25	8 - 0
	34	7/2	4 - 0
		14	8 - 0
		Total	44 K - 0 M

15. Flip Propbuild Pvt. Ltd. 1/20 share and M/s. Guffaw Propbuild Pvt. Ltd 19/20 share.

Village	Rectangle No.	Killa No.	Area K - M
Bans Haria	34	17	8 - 0
		18	8 - 0
		23	8 - 0
		24	8 - 0
		25	8 - 0
	35	1	8 - 0
		3	8 - 0
		4	8 - 0
		5	8 - 0
		6	8 - 0
		7	8 - 0
		8	8 - 0
		10/1	5 - 9
		Total	101 K - 9 M Or 12.68125 acres

16. Gaff Propbuild Pvt. Ltd. 1/20 share, SarvodayaBuildcon Pvt. Ltd. 19/20 share

Village	Rectangle No.	Killa No.	Area K - M
Bans Haria	34	5/2	2 - 4
		6	8 - 0
		7/1	4 - 0
		15	8 - 0
	36	19	8 - 0
		21	8 - 0
		22	8 - 0
		Total	46 K - 4 M

17. Gravel Propbuild Pvt. Ltd. 3/5 share, M/s. Yukti Projects Pvt. Ltd. 2/5 share

Village	Rectangle No.	Killa No.	Area K – M
Bans Haria	38	19	8 – 0
		22	8 – 0
		23	4 – 6
		Total	20 K – 6 M

18. Gravel Propbuild Pvt. Ltd. 2/5 share, M/s. Yukti Projects Pvt. Ltd. 3/5 share

Village	Rectangle No.	Killa No.	Area K – M
Bans Haria	38	13/2	5 – 2
		17	4 – 0
		18	8 – 0
		Total	17 K – 2 M

19. Grebe Propbuild Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area K – M
Bans Kushla	1	21	2 – 11
		22	8 – 2
		23	4 – 13
	5	1	7 – 16
		2	8 – 0
		3	8 – 0
		6/2	3 – 11
		7/1	3 – 11
		8/2	1 – 8
		8/1/1/1	0 – 4
		8/1/2/1	2 – 12
		9/1	5 – 6
		Total	55-14

20. Gravel Propbuild Pvt. Ltd.

Village	Rectangle No.	Killa No.	Area K – M
Bans Kushla	5	5	3 – 9
		6/1	4 – 9
		Total	7 K – 18 M

**Grand Total**

**945 K – 4 M  
Or 118.15 acres**

Director,  
Town & Country Planning  
Haryana  
Jeevan (Karnal)