

## Directorate of Town & Country Planning, Haryana

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

Phone : 0172-2549349 Email: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

Website: <http://tcpharyana.gov.in>

LC-III

(See Rule 10)

To

B1 Warehousing LLP  
In collaboration with Wal Developments Pvt. Ltd.,  
Plot No. 151P, Sector-51,  
Gurugram-122001.

Memo No. LC-5230/Asstt.(RK)/2023/ 39771

Dated: 17/11/2023

**Subject:** Request for grant of licence for setting up Affordable Group Housing Colony over an area measuring 4.575 acre in the revenue estate of village Dhoka, Sector-92, Gurugram being developed by B1 Warehousing LLP in collaboration with Wal Developments Pvt. Ltd.

Please refer your application dated 12.10.2023 on the subject cited matter.

Your request for grant of licence for setting up of Affordable Group Housing Colony over an area measuring 4.575 acre in the revenue estate of village Dhoka, Sector-92, Gurugram has been considered and it is proposed to grant a licence for setting up of aforesaid 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 licence shall be refused.

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

**A) External Development Charges:**

External Development Charges (EDC)			
GH comp.	4.392	4.392 x 104.096	457.189632 lacs
Comm. Comp.	0.183	0.183 x 486.13	88.96179 lacs
Total			546.151422 lacs
25% BG required			136.53785 lacs

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**B) Internal Development Works:**

Area under RGH Component 4.392 acres	= Rs.87.84 lacs
@ Rs. 20.00 Lac per acre	
Area under Commercial Component 0.183 acres	= Rs.9.15 lacs
@ Rs. 50.00 Lac per acre	
Total Cost of development	= Rs.96.99 Lacs
25% BG, which is required	= Rs.24.2475 Lacs (validity for five years)

**Note:** 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 building plan. With an increase in the cost of construction and an increase in the number of facilities in the building plan, you would be required to furnish an additional bank guarantee within 30 days on demand. In the event of increase of rates of external development charges, you will have to pay the enhanced rates of external development charges as finally determined and as and when demanded by the DGTCP, Haryana.

2. To execute two agreements i.e. LC-IV & Bilateral Agreement on Non-Judicial Stamp Paper of Rs.100/-. Further, following additional clauses shall be added in LC-IV agreement as per Government instruction dated 14.08.2020.
  - I. *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.*
  - 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.*
3. To deposit an amount of **Rs.38,97,042/-** on account of conversion charges in favour of Director General, Town & Country Planning, Haryana, payable at Chandigarh be deposited online at website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in).
4. To furnish an undertaking on non-judicial stamp paper to the following effect:-
  - a. That the Affordable Group Housing Colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
  - b. 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.

- c. 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.
- d. That you shall construct portion of sector road, 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.
- e. 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.
- f. That the affordable Group Housing Colony shall be laid out to conform to the approved building plans and the development works are executed according to the designs and specifications shown in the approved plan.
- g. That you shall construct the community building at your own cost, or get constructed by any other institution or individual at its costs, the community building on the lands set apart for this purpose, as per provisions of section 3(3)(a)(iv) of Haryana Development and Regulation of Urban Areas Act, 1975.
- h. That you shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
- i. That you has 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.
- j. That you has understood that the development/construction cost of 24 m/ 18 m major internal roads is not included in the EDC rates and you 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.
- k. 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.


  
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- l. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority.
- m. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- n. That you shall make provision of solar water heating system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- o. That you shall use only LED fitting for internal lighting as well as campus lighting.
- p. 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.
- q. 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 thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- r. 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.
- s. That you shall deposit thirty per centum of the amount release, from time to time, by you, from the flat owner 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 you towards meeting the cost of internal development works in the colony.
- t. That you shall not give any advertisement for sale of commercial area and flat in affordable Group Housing area before the approval of layout plan / building plans of the same.
- u. 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.
- v. 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.



- w. That you shall obtain clearance from competent authority that the land is not affected by section 4 & 5 of the PLPA, 1990 and other forest laws.
- x. That you shall obey all the directions/restriction given by this department time to time in public interest.
- y. That you shall strictly comply with the directions issued vide notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy/ Conservation building codes.
- z. That you shall ensure the installation of solar photovoltaic power plant as per the provisions of order No. 22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- aa. That you shall abide by the terms and conditions as per Affordable Housing Policy-2013 notified on 19.08.2013 which has been further amended time to time.
- bb. 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.
- cc. 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.
5. 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.
6. That you shall 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.
7. That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of 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. That you shall submit the NOC from the Divisional Forest Officer regarding applicability any forest law/ notification on the applied site.
10. That you shall submit the certificate from DRO/Deputy Commissioner, Gurugram duly certifying that the applied land is still under ownership of applicant company.

11. That you shall submit form PAS-3 showing paid up capital of the company upto Rs.1.00 crores or above.
  12. That you shall submit the agreement from its promoter company to provide the technical support to develop the project.
  13. That you shall intimate their official Email ID and the correspondence on this email ID by the Department will be treated receipt of such correspondence.
- DA/As above.

  
**(T.L Satyaprakash, I.A.S)**  
Director General,  
Town & Country Planning  
Haryana, Chandigarh

Endst. No. LC-5230/Asstt.(RK)/2023/

Dated:

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

1. The Deputy Commissioner, Gurugram.
2. The Additional Director, Urban Estate, Haryana, Sector-6, Panchkula.
3. Land Acquisition Officer, Gurugram with a request to send the status of acquisition of the 12 mtr. wide service road along 60 mtr. wide sector dividing road between open space/Sector-92, Gurugram.
4. Senior Town Planner, Gurugram.
5. District Town Planner, Gurugram.
6. CAO O/o DGTCP, Haryana.
7. Nodal Officer (Website) O/o DGTCP, Hr.

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

To be read with LOI memo no. 39771 dated 17/11/ of 2023

Detail of land owned by B1 Warehousing LLP

Village	Rect no.	Khasra No.	Area (K-M)
Dhorka	36	16/2	7-9
		17	0-18
		24/2	5-13
		25	8-0
	37	21/1	3-8
	38	1/1	3-8
		10/2/1	1-3
	39	4/2	0-13
		5/1	5-17
		6/1	0-3
		Total	36K-12M or 4.575 acres

  
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