

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

Website: tcpharyana.gov.in

LC-III
(See Rule 10)

Regd.
To

Ram Niwas S/o Roshan Lal, Tek Ram S/o Kundan Lal, Lalit Kumar S/o Dayanand, Amit Kumar, Sumit Kumar Ss/o Chhattar Singh, Dayanand S/o Roshan Lal, Brahm Parkash S/o Roshan Lal, Amarjit Mehta S/o Inderjeet Mehta and Tulip Infratech Pvt. Ltd.,
In collaboration with Tulip Infratech Pvt. Ltd.,
76-G, Sector-18,
Gurugram, Haryana.

Memo No. LC-1233-B-JE (DS)/2023/ 1268 Dated: 27-04-2023

Subject:

Letter of Intent for Request for grant of license to setup Group Housing Colony over an additional area measuring 7.0875 acres in addition to Group Housing colony measuring 25.44 acres (licence no. 78 of 2010 dated 15.10.2010), total area 32.5275 acres in sector-69, Gurugram Manesar Urban Complex being developed by Tulip Infratech Pvt. Ltd. in collaboration with land owners.

Please refer your application dated 04.04.2022 on subject cited matter.

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 an additional area measuring 7.0875 acres in addition to Group Housing colony measuring 25.44 acres (licence no. 78 of 2010 dated 15.10.2010), total area 32.5275 acres in sector-69, 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.

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

External Development Charges:

i)	Total Area under GH	= 7.0521 acres
ii)	Interim rate for EDC	= ₹ 312.289 Lac per acre
iii)	Total cost for GH Component	= ₹ 2202.29326 Lac
iv)	Area under commercial component	= 0.03543 acre
v)	Interim rate of EDC	= ₹ 416.385 Lac per acre
vi)	Total cost of Comm. Component	= ₹ 14.75252 Lac
vii)	Total EDC	= ₹ 2217.04578 Lac
viii)	Bank Guarantee required	= ₹ 554.26144 Lacs (valid for 5 years)

- Internal Development Works:

i)	GH Area	= 7.0521 acres
ii)	Interim rate for development	= ₹ 50.00 Lac per acre


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iii)	GH cost	= ₹ 352.605 Lacs
iv)	Commercial Area	= 0.03543 acre
v)	Interim rate for development	= ₹ 50.00 Lac per acre
vi)	Comm. Cost.	= ₹ 1.77150 Lacs
vii)	Total cost of development	= ₹ 354.3765 Lac
viii)	Cost of community facilities	= Nil
ix)	Grand Total	= ₹ 354.3765 Lac
x)	25% bank guarantee required	= ₹ 88.59413 Lacs (valid for 5 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 DTCP, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.

2. That you shall deposit an amount of Rs. 2,17,40,010/- on account of balance license fee and an amount of Rs. 46,89,961/- on account of conversion charges to be deposited online at website i.e. www.tcpharyana.gov.in.
3. To execute two agreements i.e. LC-IV & LC-IV-A 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 you shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(1)(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 get paid as per the prescribed schedule."

4. To furnish an undertaking on non judicial stamp paper of ₹ 10/-:-

- a) That you shall pay the State Infrastructure Development Charges amounting to ₹ 2,51,87,445/-, in two equal instalments. First Instalment will be due within 60 days of grant of license and second Instalment within six months of grant of license failing which 18% PA interest will be liable for the delayed period
- b) That you shall pay proportionate EDC as per schedule prescribed by the Director.
- c) 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, you will 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.
- d) 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 to the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads/service 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.
- e) That you shall construct at your own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centers and other community buildings on the lands set apart for this purpose, in a period as may be specified, and failing which action as per the Act/Rules shall be initiated. The land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or Institution including a local authority, for the said purposes, on such terms and conditions, as it may deem fit.
- f) That you shall pay the proportionate cost of construction of such percentage of sites of such school, hospital, community centre and other community building and at such rates as specified by the Director.
- g) That you shall arrange electric connection from HYPN/DHBYNL for electrification of your colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you shall get the electrical (distribution) service plan/estimates approved from


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Town & Country Planning
Haryana, Chandigarh


the agency responsible for installation of external electric services i.e. HYPN/DHBNL Haryana and complete the same before obtaining completion certificate for the colony.

- h) That you shall permit the Director or any other officer authorised 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.
- i) That you shall construct 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.
- j) That you shall construct and allot EWS category flats as per departmental policy dated 08.07.2013 and as amended from time to time.
- k) That you shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
- l) That you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from external infrastructure to be laid by HSVP.
- 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 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.
- n) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- o) That you shall aware that the development/construction cost of 24/30 m wide road/major internal road 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 24/30 m wide road/major internal road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana.
- p) That you shall provide the solar water heating system as provisions of HAREDA and shall be made operational where applicable before applying for an occupation certificate.
- 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

epd


Flat/shop buyers for meeting the cost of Internal Development Works in the colony.

- r) That you shall keep the 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 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.
- t) That you shall not pre-launch/sale of flats before approval of the building plans.
- u) That you shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction purposal is explained to the satisfaction of HSVP Authority in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.
- v) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- w) That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- x) That you shall not give any marketing and selling rights to any other company other than the collaborator company.
- y) That you shall deposit thirty percentum of the amount realized, from time to time, by you, from the shop buyers within a period of 10 days of its realization in a separate account to be maintained in a scheduled Bank. This account shall only be utilized by you towards meeting the cost of internal development works in the colony..

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- 5. That you shall complete the demarcation at site within 7 days and will submit the Demarcation Plan in the office of District Town Planner, Gurugram within 15 days of issuance of this memo.
 - 6. That you shall intimate their official Email ID and the correspondence made to this email ID by the Department shall be treated legal.
 - 7. That you shall clear the outstanding dues of EDC pending against various licenses, if any, before grant of license.
 - 8. That you shall submit the NOC from District Forest Officer Gurugram regarding applicability of any Forest Law/notifications.
 - 9. That certificate from DRO/Deputy Commissioner, Gurugram will be submitted certifying that the applied land is still under ownership of applicant company.
 - 10. 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. You shall increase paid up capital of the company to at least ₹ 28 crores and submit form PAS-3 for the same before grant of licence.
12. You shall submit the corrected LC-1 from the developer company and the land owners.
13. To submit an affidavit duly attested by 1st Class Magistrate, to the effect 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 Schedule Roads and Controlled Areas restrictions of Unregulated Development Act, 1963 or have not applied for license/permission under any other law for the time being in force.
14. 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.
15. That you shall furnish addendum registered agreement in continuation of the collaboration agreement submitted by Tulip Infratech Pvt. Ltd. to the effect that:-
 - a) Tulip Infratech Pvt. Ltd. shall be responsible for compliance of all terms and conditions of license/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 invite objections regarding grant of proposed additional licence as per orders dated 25.01.2021

DA/land schedule.



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

Endst. No LC-1233-B/JE (DS)/2023/

Dated:

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

1. Deputy Commissioner, Gurugram.
2. Senior Town Planner, Gurugram with request for report regarding condition no. 15.
3. District Revenue Officer, Gurugram.
4. District Town Planner, Gurugram.


 (R.S. Batth)
 District Town Planner(HQ)
 For: Director General, Town & Country Planning
 Haryana, Chandigarh

To be read with LOI Memo No. 12068 Dated 27/4/2023 of 2023

Detail of land owned by Ram Niwas S/o Roshan Lal 807/967 share & Tek Ram S/o Kundan Lal 160/967 share

Village	Rect. No.	Killa No.	Area (K-M)
Badshahpur	76	12min	2-4

Detail of land owned by Lalit Kumar S/o Dayanand 115/201 share & Tek Ram S/o Kundan Lal 86/201 share

Village	Rect. No.	Killa No.	Area (K-M)
Badshahpur	76	13min	3-15
		18/2	2-1
		Total	5-16

Detail of land owned by Tek Ram S/o Kundan Lal

Village	Rect. No.	Killa No.	Area (K-M)
Badshahpur	76	19	2-9

Detail of land owned by Amit Kumar, Sumit Kumar Ss/o Chhattar Singh 223/1004 share, Dayanand S/o Roshan Lal 223/1004 share

Briham Parkash S/o Roshan Lal 70/251 share

Ram Niwas S/o Roshan Lal 139/502 share

Village	Rect. No.	Killa No.	Area (K-M)
Badshahpur	76	20min	1-14
		21/1min	1-2
		22	0-19
		Total	3-15

Detail of land owned by Amit Kumar, Sumit Kumar Ss/o Chhattar Singh 13/36 share,

Dayanand S/o Roshan Lal 13/36share

Bharam Parkash S/o Roshan Lal 1/6 share

Ram Niwas S/o Kundan Lal 1/9 share

Village	Rect. No.	Killa No.	Area (K-M)
Badshahpur	76	21/2min	1-1

Detail of land owned by Ram Niwas S/o, Roshan Lal 807/967 share & Tek Ram S/o, Kundan Lal 160/967 share

Village	Rect. No.	Killa No.	Area (K-M)
Badshahpur	77	7/2	1-13

Detail of land owned by Bharam Parkash S/o Roshan Lal

Village	Rect. No.	Killa No.	Area (K-M)
Badshahpur	77	26	1-7


D.G.I.C.P (HR)

Detail of land owned by Amit Kumar, Sumit Kumar Ss/o Chhattar Singh 13/36 share, Dayanand S/o, Roshan Lal 13/36 share
Bharam Parkash S/o Roshan Lal 1/6 share
Ram Niwas s/o Roshan Lal 1/9 share

Village	Rect. No.	Killa No.	Area (K-M)
Badshahpur	90	13/1	2-1
	91	1min	2-16
		2/2	6-1
		9	7-16
		10min	2-16
		Total	21-10

Detail of land owned by Sumit Yadav S/o Chhatar Singh

Village	Rect. No.	Killa No.	Area (K-M)
Badshahpur	77	19	8-0

Amarjit Mehta S/o Inderjeet Mehta 1/3 share
Dayanand S/o Roshan Lal 1/3 Share
Braham Pzarkash s/o Roshan Lal 1/3 share

Village	Rect. No.	Killa No.	Area (K-M)
Badshahpur	77	22/2	5-3

Detail of land owned by Tulip Infratech Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Badshahpur	90	13/2	3-16

Grand Total 56K-14M

OR 7.0875 Acres


 Director General
 Town & Country Planning
 Haryana, Chandigarh

Directorate of Town & Country Planning, Haryana

AayojnaBhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.

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

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

Regd.

LC-III
(See Rule 10)

To

Roshan Lal & Sons
In collaboration with Tulip Infratech Pvt. Ltd.,
76-G, Sector-18, Gurugram, Haryana.
Email ID:- vikas@tulipgroup.in

Memo No. LC-1233-C/PA(SK)/2024/ 6111

Dated: 19-02-2024

Subject: Letter of Intent for grant of license for setting up of Group Housing Colony on the additional land measuring 1.20 acres (in addition to License No. 78 of 2010 dated 15.10.2010 & LOI granted area 7.0875 acres) in Sector 69, Gurugram - Tulip Infratech Pvt. Ltd.

Please refer your application dated 04.10.2023 & 12.01.2024 on the matter cited as subject above.

2. Your request for the grant of license under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976 framed thereunder for the development of a Group Housing Colony on the additional land measuring 1.20 acres (in addition to License No. 78 of 2010 dated 15.10.2010 & LOI granted area 7.0875 acres) in Sector 69, Gurugram has been examined and it is proposed to grant license to you. However, before grant of licence, you are 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 issuance of this notice, failing which the grant of license shall be refused.

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

(A) INTERNAL DEVELOPMENT WORKS:

Total are	= 1.20 acres
Rate per acre	= Rs. 50.00 lacs per acre
Total Cost of development	= Rs. 60.0 Lacs
25% BG, which is required	= Rs.15.0 Lacs (valid for 5 years)

(B) EXTERNAL DEVELOPMENT CHARGES (EDC):

Total Area under GH component	= 1.194 acres
Interim rate for EDC @ Rs 312.289 Lac per acres	
EDC Amount for GH component	= Rs. 372.8731 Lacs
Area under commercial component	= 0.006 acres
Interim rate for EDC @ Rs 416.385 Lac per acres	
EDC Amount for Commercial component	= Rs. 2.49831 Lacs
Total cost of development	= Rs. 375.37141 Lacs
25% bank guarantee required	=Rs.93.843 Lacs (valid for 5 years)

Director
Town & Country Planning
Haryana, Chandigarh

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 an 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. 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 DTCP, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.

4. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper. Two copies of specimen 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 get paid as per the prescribed schedule.
5. To deposit an amount of Rs. 31,38,000/- on account of Balance license fee and an amount of Rs. 7,94,073/- on account of conversion charges through online e-payment module available on departmental website i.e. www.tcpharyana.gov.in.
6. To furnish BG amounting Rs. 93.843 lacs against External Development Charges amounting Rs. 375.37141 lac. 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 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 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.*
7. To furnish the Bank Guarantee of Rs. 15.0 lacs on account of Internal Development works to be deposited online at website i.e. www.tcpharyana.gov.in. 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 license alongwith the revenue details thereof. The mortgage deed in this regard shall be executed as per the directions of the Department.

8. To furnish an undertaking on non-judicial stamp paper of Rs. 100/- to the following effect.

- i. That you will pay the Infrastructure Development Charges amounting to Rs. 53,21,552/- 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.
- ii. 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.
- iii. 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.
- iv. 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.
- v. 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 DGTCP Haryana.
- vi. That you shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.
- vii. 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.
- viii. 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.
- ix. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- x. 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 ShehariVikasPradhikaran.
- xi. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xii. That you shall make provision of Solar Power System as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.

- xiii. That you shall use only LED fitting for internal lighting as well as campus lighting.
- xiv. 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.
- xv. 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 thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- xvi. 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.
- xvii. That you shall not give any advertisement for sale of commercial area before the approval of layout plan / building plans of the same.
- xviii. 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.
- xix. That you shall abide with policy dated 08.07.2013 and 26.02.2021 and amended from time to time related to allotment of EWS Flats/Plots
- xx. 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.
- xxi. 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.
- xxii. 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.
- xxiii. 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.
- xxiv. That no pre-launch/sale of commercial site will be undertaken before approval of the layout plan.
- xxv. 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.
- xxvi. 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.
- xxvii. 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.

xxviii.

That licenced land forming the part of Sector, Road, Service roads, Green belts and 24/18 mtrs wide road as the case may be land pockets which are earmarked for community sites shall be transferred within a period of 30 days in favour of Government from the date of approval of Zoning Plan.

xxix.

That you shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree at applied site, before grant of licence.

xxx.

That you shall obey all the directions/restrictions imposed by the Department from time to time.

9. That you shall submit the NOC from District Forest Officer Gurugram regarding applicability of any Forest Law/notifications, before grant of licence.

10. That you shall submit an undertaking that they shall invite the objection / suggestion from the existing allottees at the time of revision in the building plan as per policy dated 25.01.2021.

11. That applicant company shall submit an undertaking to the effect that after grant of additional licence in case any objection received at the time of revision in building plan from existing allottees which would obstruct for revision in the building plan the applicant company shall be solely responsible.

12. That you shall submit the ownership verification report from DRO/Deputy Commissioner, Gurugram before grant of licence.

13. That you shall demarcate the site and submit the demarcation plan in the office of District Town Planner, Gurugram within 15 days for verification of the same.

14. 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.

15. 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.

16. 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.

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

DA/as above


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

Endst. LC-1233-C/PA(SK)/2024/

Dated:

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

1. Chief Administrator HSVP, Sector-6, Panchkula.
2. Director, Urban Estates, Sector-6, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Forest Officer, Gurugram.
5. District Town Planner, Gurugram.
6. CAO O/o DGTCP, Haryana.
7. Nodal Officer (Website) O/o DTCP, Hr.



(Narender Kumar)

District Town Planner (HQ)

For: Director, Town & Country Planning
Haryana Chandigarh

To be read with LOI Memo No. 6111 Dated 19/02 of 2024

Village	Name of owner	Rect. No	Killa No.	Area (K-M)
Badshahpur	Roshan lal & Sons	76	14/1	6-14
			17/2	2-18
			Total	9-12 Or 1.2 Acres

Director,
Town & Country Planning
Haryana
[Signature]