

# Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhya Marg Chandigarh;  
e-mail:tcpharyana7@gmail.com; http://tcpharyana.gov.in

Regd.

LC-III  
(See Rule 10)

To

Sh. Bal Kishan-Shri Krishan- Ss/o Sh. Jagdish,  
in collaboration with M/s Hemis Infrastructure and Developers,  
723-B, Suhant Lok-1, Gurugram-122009.

Memo No. LC-5284/JE(RK)/2024/ 9033

Dated: 13/03/24

Subject:

Letter of Intent for grant of license for setting up of an Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 5.15 acres in the revenue estate of Village Sultanpur, Sector-1, Farukhnagar, Gurugram-Hemis Infrastructure & Developers.

Please refer to your application dated 13.12.2023 on the above cited subject.

Your request for the grant of license under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 for the development of an Affordable Residential Plotted Colony under DDJAY Policy-2016 measuring 5.15 acres in the revenue estate of Village Sultanpur, Sector-1, Farukhnagar, Gurugram has been examined/considered by the Department under the policy dated 08.02.2016 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.

2. To furnish the Bank Guarantees on account of Internal Development Charges for the amount calculated as under: -

**Internal Development Works:**

Residential component =  $4.944 \times 20$  lac = Rs.98.88 lacs

Commercial component =  $0.206$  acres  $\times 50$  lac = Rs.10.30 lacs

Total amount of IDW = Rs.109.18 lacs, against which 25% BG amounting to \*Rs.27.295 lacs is required to be deposited.

OR

\* You have an option to 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 licence alongwith the revenue details thereof and mortgage deed in this regard shall be executed as per 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 will have to submit the additional bank guarantee if any, required at the time of approval of service plan/estimates according to the approved

*layout plan/building 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 of demand.*

3. That you shall deposit an amount of Rs.75.055 lacs on account of EDC to be deposited online at website i.e. [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)
4. To execute two agreements i.e. LC-IV & LC-IV-B 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 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 furnish an undertaking on non-judicial stamp paper of Rs.100/- to the following effect:-
  - i. 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.
  - ii. That you shall construct 18/24/30 mtr. wide internal circulation road/ service road forming part of licensed area at your own costs and transfer the same to the Government within a period of 30 days from approval of zoning plan.
  - iii. That area under the sector roads and restricted belt/green belt, if any, which forms part of licensed area in lieu of which benefit to the extent permissible as

- per policy towards FAR is being granted, shall be transferred to the Govt. within a period of 30 days from approval of zoning plan.
- iv. That you shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
  - v. 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 Haryana Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
  - vi. That you understood 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.
  - vii. 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.
  - viii. 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 Shehri Vikas Pradhikaran.
  - ix. 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.
  - x. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
  - xi. That the provisions of solar photo voltaic power plant shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
  - xii. That you shall use only LED fitting for internal lighting as well as campus lighting.
  - xiii. 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.
  - xiv. 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.

- xv. 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.
- xvi. That you shall arrange power connection from UHBVNL 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 and complete the same before obtaining completion certificate for the colony.
- xvii. 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.
- xviii. That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- xix. 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 and its further amendments from time to time.
- xx. 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 the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- xxi. That no further sale has taken place after submitting application for grant of licence.
- xxii. That you shall not give any advertisement for sale of plots/ commercial area before the approval of layout plan.
- xxiii. That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxiv. That you shall abide by the terms and conditions of the policy notified on 08.02.2016 and its further amendments from time to time.
- xxv. 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, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said

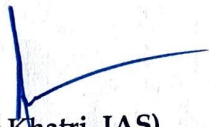
Act State Pollution Control Board or any other Authority Administering the said Act.

- xxvi. 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.
- xxvii. That you shall maintain the landscape/green cover over the underground STP & UGT.
- xxviii. 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.
- xxix. That the applicant firm shall either maintain the ROW beneath LT line passing through the site or get the same shifted out of applied site.
6. That you shall submit an affidavit duly attested by 1<sup>st</sup> Class Magistrate that there is no other collaboration agreement executed on the applied land.
7. 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.
8. That you shall submit an affidavit duly attested by 1st Class Magistrate that the applicant company will either transfer 10% area of the licensed colony free of cost to the Government for provision of community facilities or the applicant company shall develop such area in accordance with clause no. 4(j) of policy dated 08.02.2016 and amendment dated 25.08.2022.
9. 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.
10. That you shall submit the NOC from District Forest Officer, Gurugram regarding applicability of any Forest Law/notifications.
11. That certificate from DRO/Deputy Commissioner, Gurugram will be submitted certifying that the applied land is still under ownership of applicant company.
12. That you shall submit the corrected layout plan as per policy dated 08.02.2016 and its amendments before grant of licence.

13. That you shall submit the NOC from competent authority governing the Eco Sensitive Zone of Sultanpur National Park to allow the construction before grant of license, as per notification dated 18.06.2021.
14. That you shall demolish the construction existing at site before grant of license and shall submit the verification report from DTP, Gurugram.
15. You shall submit the rectified financial capacity documents of the firm before grant of license.
16. You shall submit the rectified technical capacity documents before grant of license.

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

DA/schedule of land.


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

Endst. LC-5284/JE(RK)/2024/

Dated:

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

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

  
(Ashish Sharma)  
District Town Planner (HQ)  
For: Director, Town & Country Planning  
Haryana Chandigarh

To be read with LOI Memo No. 9033 Dated 13/03/2024 of 2024

Detail of land owned by Bal Kishan - Sri Kirshan Ss/o Jagdish equal share:-

| Village   | Rect.No | Killa No     | Area<br>(K-M) |
|-----------|---------|--------------|---------------|
| Sultanpur | 168     | 10/2min      | 0-7           |
|           |         | 11min        | 4-1           |
|           |         | 20           | 8-0           |
|           | 169     | 6/2min       | 1-16          |
|           |         | 15           | 7-12          |
|           |         | 16           | 8-0           |
|           |         | 17           | 4-0           |
|           |         | 24/1         | 3-8           |
|           |         | 25/1         | 4-0           |
|           |         | <b>Total</b> | <b>41-4</b>   |
|           |         |              |               |

Director  
Town & Country Planning  
Haryana, Chandigarh

*[Handwritten Signature]*