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

Tarc Ltd. (Formerly known as Anant Raj Global Ltd),
2nd Floor, C-3 Qutab Institutional Area,
Katwaria Sarai, New Delhi-110016.

Memo No. LC-5066-JE (DS)/2023/ 11245 Dated: 19-04-2023

Subject: **Letter of Intent for grant of licence for setting up of a Group Housing Colony over an area measuring 6.95 acres (after migrating 2.95 acres from licence no. 30 of 2013 & an area measuring 4.0 acres from licence no. 31 of 2013) in the revenue estate of village Maidawas, Sector-63A, Gurugram.**

Please refer your application dated 16.03.2023 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 Group Housing Colony over an area measuring 6.95 acres (after migrating 2.95 acres from licence no. 30 of 2013 & an area measuring 4.0 acres from licence no. 31 of 2013) in the revenue estate of village Maidawas, Sector-63A, Gurugram has been examined and it is proposed to grant aforesaid license. You are, therefore, called upon to fulfil 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.

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

Director General
Town & Country Planning
Haryana, Chandigarh

A) External Development Charges:

i)	Total Area under GH	= 6.91525 acres
ii)	Interim rate for EDC (equal to Plotted)	= ₹ 312.289 Lac per acre
iii)	Total cost for GH Component	= ₹ 2159.556 Lac
iv)	Area under commercial component	= 0.03475 acre
v)	Interim rate of EDC	= ₹ 416.385 Lac per acre
vi)	Total cost of Comm. Component	= ₹ 14.469 Lac
vii	Total EDC	= ₹ 2174.025 Lac
viii	EDC adjusted from licence no. 30 & 31 of 2013	= ₹ 800.80 lacs
ix)	Balance EDC	= ₹ 1373.225 lacs
x)	Bank Guarantee required	= ₹ 343.306 Lacs (valid for 5 years)

B). Internal Development Works:

i)	GH Area	= 6.91525 acres
ii)	Interim rate for development	= ₹ 50.00 Lac per acre
iii)	GH cost	= ₹ 345.7625 Lacs
iv)	Commercial Area	= 0.03475 acre
v)	Interim rate for development	= ₹ 50.00 Lac per acre

vi)	Comm. Cost.	= ₹ 1.7375 Lacs
vii)	Total cost of development	= ₹ 347.50 Lac
viii)	Cost of community facilities	= Nil
ix)	Grand Total	= ₹ 347.50 Lac
x)	25% bank guarantee required	= ₹ 86.875 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. 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)(l)(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."

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

a) That you shall pay proportionate EDC as per schedule prescribed by the Director.

b) 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.

c) 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 accordable 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 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.

e) 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.

f) That you shall arrange electric connection from HVPN/DHBVNL 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 the agency responsible for installation of external electric services i.e. HVPN/DHBVNL Haryana and complete the same before obtaining completion certificate for the colony.

Director General
Town & Country Planning
Haryana, Chandigarh

g) 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.

h) 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.

i) That you shall construct and allot EWS category flats as per departmental policy dated 08.07.2013 and as amended from time to time.

j) 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.

k) 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.

l) 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.

m) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

n) 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.

o) 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.

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

q) 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.

r) 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.

s) That you shall not pre-launch/sale of flats before approval of the building plans.

t) 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.

u) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.

v) 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.

w) That you shall not give any marketing and selling rights to any other company other than the collaborator company.

x) 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.

y) That you shall either shift 66 KV HT line passing over the site or maintain ROW of the same.

4. 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.

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

6. That you shall clear the outstanding dues of EDC pending against various licenses, if any, before grant of license.

7. That you shall submit the NOC from District Forest Officer Gurugram regarding applicability of any Forest Law/notifications.

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 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.

10. That you shall submit supporting documents regarding projects executed to ascertain technical capacity to carry out the project.

11. 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.

12. That you shall deposit deficit licence renewal fee of ₹ 1,89,17,596 as on 17.03.2023 for licence no. 30 of 2013 and ₹ 2,58,82,197 as on 17.03.2023 for licence no. 31 of 2013 with upto date interest.

13. That you shall deposit ₹ 2,36,30,000/- on account of Administrative charges for transfer of licence and ₹ 5,90,75,000/- on account of Change of Developer.

14. That you shall deposit ₹ 49,22,164/- on account of composition fee for transfer of licence without prior approval of the department.

15. 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.

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

Endst. No LC-5066/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
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. 11245 Dated 19/04/ of 2023

Detail of land owned by TARC Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Maidawas	46	22/2/2	7-0
		23/2	7-11
		24/2	6-10
	48	2/2	7-19
		3	8-0
		4	3-4
		8	7-8
		9	8-0
		Total	**55-12**

OR 6.95 Acres

Director General
Town & Country Planning
Haryana, Chandigarh

Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Madhya Marg, Sector 18A, Chandigarh.
Phone : 0172-2549349 Email: tcpharyana7@gmail.com
Website: http//tcpharyana.gov.in

LC-III
(See Rule 10)

To

Tarc Ltd.,
2nd Floor, C-3, Qutab Institutional Area, Katwaria Sarai,
New Delhi-110016.

Memo No. LC-5066-C/JE (RK)/2024/ 40695 Dated: 20-12-2024

Subject: **Letter of Intent: Request for grant of licence for setting up of Group Housing Colony over an area measuring 1.26875 acres in addition to license no. 137 of 2023 granted for area measuring 6.95 acres in the revenue estate of village Maidawas, Sector 63A, Gurugram-Manesar Urban Complex.**

Please refer your application dated 16.04.2024 on the subject cited matter.

Your request for grant of licence for setting up of Group Housing Colony over an area measuring 1.26875 acres in addition to license no. 137 of 2023 granted for area measuring 6.95 acres in the revenue estate of village Maidawas, Sector 63A, Gurugram-Manesar Urban Complex has been considered and it is proposed to grant a licence for setting up of aforesaid colony. You are, therefore, called upon to fulfil 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 (valid for five years alongwith minimum 3 months claim period) for the amount calculated as under:-

A. <u>INTERNAL DEVELOPMENT WORKS (IDW):</u>

Total area = 1.26875 acres x 50 lac
Total amount of IDW = Rs. 63.4375 lacs
25% BG Required = Rs. 15.8594 lacs or to mortgage 10% of saleable area.

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.

Director
Town & Country Planning
Haryana, Chandigarh

B. <u>EXTERNAL DEVELOPMENT CHARGES (EDC):-</u>

GH component = 1.26245 x 312.289 = Rs. 394.2493 lacs

Commercial = 0.0063 x 416.385 = Rs. 2.6233 lacs

Total = Rs. 396.8726 lacs

25% BG Required = Rs. 99.2182 lacs or to mortgage 10% of saleable area

The EDC rates have been calculated on the basis of indexation mechanism for calculation of EDC dated 11.02.2016 in the State of Haryana. The EDC rates are based on 2015-year level and are effective from 01.01.2016 for the period upto 31.03.2019. 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. 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 the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(l)(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. That you shall deposit an amount of **Rs. 39,14,925/-** on account of balance licence fee and an amount of **Rs. 8,39,370/-** on account of conversion charges through online payment at website i.e. www.tcpharyana.gov.in.

4. To furnish an undertaking on non-judicial stamp paper to the following effect:-

a. That you will pay the Infrastructure Development Charges amounting to **Rs. 56,26,362/-** 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.

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 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 you shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.

g. 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.

h. That you have understood that the development /construction cost of 24 m/18m major internal roads is not included in the EDC rates and you 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.

i. 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.

j. 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 Shehari Vikas Pradhikaran.

k. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

l. That you shall make provision solar photovoltaic power plant as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.

Director
Town & Country Planning
Haryana, Chandigarh

m. That you shall use only LED fitting for internal lighting as well as campus lighting.

n. 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.

o. 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 youhas to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.

p. 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.

q. That you shall not give any advertisement for sale of applied /licensed area before the approval of layout plan / building plans of the same.

r. 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 & its further amendments from time to time.

s. 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.

t. 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, youwould 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.

u. 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.

v. 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.

w. That no pre-launch/sale of applied/licensed area will be undertaken before approval of the layout plan.

x. 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.

y. 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.

z. 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.

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

bb. That you shall abide by all the provisions of Act no. 8 of 1975 and Rules framed thereunder as amended time to time.

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

5. That the you shall submit the NOC from Divisional Forest Officer, Gurugram before grant of final permission.

6. That certificate from DRO/Deputy Commissioner, Gurugram will be submitted certifying that the applied land is still under ownership of applicant company.

7. That the 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.

8. That the you shall submit an indemnity bond, indemnifying by the DTCP against any loss/claim arising out of any pending litigation.

9. That the you 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.

10. That the 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.

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

12. The above demanded fee and charges are subject to audit and reconciliation of accounts.

DA/As above.

(Amit Khatri, I.A.S)
Director, Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-5066-C/JE (RK)/2024/ 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.
4. Senior Town Planner, Gurugram.
5. District Town Planner, Gurugram.
6. CAO O/o DTCP, Haryana.
7. Nodal Officer (Website) O/o DTCP, Hr.

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

To be read with LOI Memo No. 40695 Dated 20/12 of 2024

Village	Name of owner	Rect. No.	Killa No.	Area (K-M-S)
Maidawas	Tarc Ltd;	48	12/2	5-7
			13/1	4-16
			Total	**10-3 OR 1.26875 Acres**

Director
Town & Country Planning
Haryana, Chandigarh

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhya Marg Chandigarh; Phone:0172-2549349
e-mail:tcpharyana7@gmail.com; http://tcpharyana.gov.in

LC-III
(See Rule 10)

To

Tarc Ltd.,
2nd Floor, C-3, Qutab Institutional Area, Katwaria Sarai,
New Delhi-110016.

Memo No. LC-5066-D/JE (RK)/2025/ 13040 Dated: 15/04/2025

Subject: **Letter of Intent: Request for grant of licence for setting up of Group Housing Colony over an additional area measuring 0.64375 acres {in addition to license no. 137 of 2023 dated 05.07.2023 (6.95 acres) & 15 of 2025 dated 29.01.2025 (1.26875 acres)} thereby making total area measuring 8.8625 acres in the revenue estate of village Maidawas, Sector 63A, Gurugram-Manesar Urban Complex.**

Please refer your application dated 15.01.2025 on the subject cited matter.

Your request for grant of licence for setting up of Group Housing Colony over an additional area measuring 0.64375 acres {in addition to license no. 137 of 2023 dated 05.07.2023 (6.95 acres) & 15 of 2025 dated 29.01.2025 (1.26875 acres)} thereby making total area measuring 8.8625 acres in the revenue estate of village Maidawas, Sector 63A, Gurugram-Manesar Urban Complex has been considered and it is proposed to grant a licence for setting up of aforesaid colony. You are, therefore, called upon to fulfil 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 (valid for five years alongwith minimum 3 months claim period) for the amount calculated as under:-

A. **<u>INTERNAL DEVELOPMENT WORKS (IDW):</u>**

i)	Total Area	= 0.64375 acres
ii)	Interim rate for development	= Rs. 50.00 Lac per acre
iii)	Total cost of development	= Rs. 32.1875 lacs
iv)	25% bank guarantee required	= **Rs. 8.04688 lacs** or to mortgage 10% of saleable area.

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 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.

B. **EXTERNAL DEVELOPMENT CHARGES (EDC):-**

i)	GH component 0.64053 x 374.748	= Rs. 240.03734 lacs
ii)	Commercial component 0.00322 x 499.664	= Rs. 1.60892 lacs
iii)	Total EDC	= Rs. 241.64626 lacs
iv)	25% Bank Guarantee required	= **Rs. 60.41157 lacs** or to mortgage 10% of saleable area

The EDC rates have been calculated on the basis of decision taken by the Council of Ministers in the meeting held on 28.12.2024, which circulated vide Government instructions dated 31.12.2024. 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. 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 the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(l)(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. That you shall deposit an amount of **Rs. 4,25,991/-** on account of conversion charges and an amount of **Rs. 17,51,060/-** on account of balance licence fee through online payment at website i.e. www.tcpharyana.gov.in.

4. To furnish an undertaking on non-judicial stamp paper to the following effect:-

   a. That you will pay the Infrastructure Development Charges amounting to **Rs. 28,54,793/-** 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.

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 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 you shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.

g. 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.

h. That you have understood that the development /construction cost of 24 m/18m 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.

Director
Town & Country Planning
Haryana, Chandigarh

i. 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.

j. 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 Shehari Vikas Pradhikaran.

k. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

l. That you shall make provision solar photovoltaic power plant as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.

m. That you shall use only LED fitting for internal lighting as well as campus lighting.

n. 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.

o. 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 youhas to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.

p. 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.

q. That you shall not give any advertisement for sale of applied /licensed area before the approval of layout plan / building plans of the same.

r. 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 & its further amendments from time to time.

s. 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.

t. 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 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.

u. 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.

v. 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.

w. That no pre-launch/sale of applied/licensed area will be undertaken before approval of the building plan.

x. 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.

y. 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.

z. 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.

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

bb. That you shall abide by all the provisions of Act no. 8 of 1975 and Rules framed thereunder as amended time to time.

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

5. That you shall submit the NOC from Divisional Forest Officer, Gurugram before grant of final permission.

6. That certificate from DRO/Deputy Commissioner, Gurugram will be submitted certifying that the applied land is still under ownership of applicant company.

7. 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.

8. That you shall submit an indemnity bond, indemnifying by the DTCP against any loss/claim arising out of any pending litigation.

9. That you 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.

10. 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.

11. That land owning company and individual land owners is required to submit the indemnity bond on the prescribed Performa, 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 Vs State of Haryana & Others with Civil Appeal No. 13828 of 2015 and Civil Appeal No. 9211-9213 of 2016 titled State of Haryana Vs Dev Dutt and final outcome of CBI investigation under process.

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

13. The above demanded fee and charges are subject to audit and reconciliation of accounts.

DA/As above.

(Dr. Chander Shekhar Khare, I.A.S)
Director, Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-5066-D/JE (RK)/2025/ Dated:

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

1. Deputy Commissioner, Gurugram.
2. Additional Director, Urban Estate, Haryana, Sector-6, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.

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

To be read with LOI Memo No.13040.....Dated.15/04/.....of 2025.

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)
Maidawas	Tarc Ltd.	46	22/2/1	0-11
		48	1/2min	3-14
			2/1	0-1
			10min	0-17
			Total	**5-3 Or 0.64375 Acre**

Director
Town & Country Planning
Haryana, Chandigarh

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhya Marg Chandigarh; Phone:0172-2549349
e-mail:tcpharyana7@gmail.com; http://tcpharyana.gov.in

LC-III
(See Rule 10)

To

Ms. Priya Arya
In collaboration with Tarc Ltd.,
2nd Floor, C-3, Qutab Institutional Area, Katwaria Sarai,
New Delhi-110016.

Memo No. LC-5066-B/JE (RK)/2025/ 13035 Dated: 15/04/2025

Subject: **Letter of Intent: Request for grant of licence for setting up of Group Housing Colony over an additional area measuring 0.278 acres (in addition to license no. 137 of 2023 dated 05.07.2023 granted for area measuring 6.95 acres & 15 of 2025 dated 29.01.2025 for area measuring 1.26875 acres) thereby making total area measuring 8.49675 acres in the revenue estate of village Maidawas, Sector 63A, Gurugram-Manesar Urban Complex.**

Please refer your application dated 15.01.2024 on the subject cited matter.

Your request for grant of licence for setting up of Group Housing Colony over an additional area measuring 0.278 acres (in addition to license no. 137 of 2023 dated 05.07.2023 granted for area measuring 6.95 acres & 15 of 2025 dated 29.01.2025 for area measuring 1.26875 acres) thereby making total area measuring 8.49675 acres in the revenue estate of village Maidawas, Sector 63A, Gurugram-Manesar Urban Complex has been considered and it is proposed to grant a licence for setting up of aforesaid colony. You are, therefore, called upon to fulfil 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 (valid for five years alongwith minimum 3 months claim period) for the amount calculated as under:-

A. **INTERNAL DEVELOPMENT WORKS (IDW):**

Total area = 0.278 acres x 50 lac
Total amount of IDW = Rs. 13.9 lacs
25% BG Required = Rs. 3.475 lacs or to mortgage 10% of saleable area.

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 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.

B. **EXTERNAL DEVELOPMENT CHARGES (EDC):-**

GH component = 0.27661 x 374.748 = Rs. 103.6590 lacs

Commercial = 0.00139 x 499.664 = Rs. 0.6945 lacs

Total = Rs. 104.3535 lacs

25% BG Required = Rs. 26.088375 lacs or to mortgage 10% of saleable area

The EDC rates have been calculated on the basis of indexation mechanism for calculation of EDC dated 11.02.2016 in the State of Haryana. The EDC rates are based on 2015-year level and are effective from 01.01.2016 for the period upto 31.03.2019. 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. 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 the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(l)(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. That you shall deposit an amount of **Rs. 2,81,470/-** on account of balance licence fee and an amount of **Rs. 1,83,960/-** on account of conversion charges through online payment at website i.e. www.tcpharyana.gov.in.

4. To furnish an undertaking on non-judicial stamp paper to the following effect:-

   a. That you will pay the Infrastructure Development Charges amounting to **Rs. 12,32,826/-** 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.

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 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 you shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.

g. 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.

h. That you have understood that the development /construction cost of 24 m/18m 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.

i. 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.

Director
Town & Country Planning
Haryana, Chandigarh

j. 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 Shehari Vikas Pradhikaran.

k. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

l. That you shall make provision solar photovoltaic power plant as per guidelines of Haryana Renewable Energy Development Agency and shall

make operational where applicable before applying for an Occupation Certificate.

m. That you shall use only LED fitting for internal lighting as well as campus lighting.

n. 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.

o. 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 youhas to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.

p. 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.

q. That you shall not give any advertisement for sale of applied /licensed area before the approval of layout plan / building plans of the same.

r. 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 & its further amendments from time to time.

s. 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.

t. 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 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.

u. 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.

v. 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.

w. That no pre-launch/sale of applied/licensed area will be undertaken before approval of the layout plan.

x. 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.

y. 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.

z. 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.

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

bb. That you shall abide by all the provisions of Act no. 8 of 1975 and Rules framed thereunder as amended time to time.

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

5. That you shall submit the NOC from Divisional Forest Officer, Gurugram before grant of final permission.

6. That certificate from DRO/Deputy Commissioner, Gurugram will be submitted certifying that the applied land is still under ownership of applicant company.

7. 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.

8. That you shall submit an indemnity bond, indemnifying by the DTCP against any loss/claim arising out of any pending litigation.

9. That you 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.

10. 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.
11. That you shall submit the board resolution before grant of license duly signed by all the Directors and the specimen signature of an authorized signatory must also be verified on the board resolution along with ID proof.
12. That you shall demolish the temporary structure existing at site and submit the verification report through DTP, Gurugram.
13. That land owning company and individual land owners is required to submit the indemnity bond on the prescribed Performa, 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 Vs State of Haryana & Others with Civil Appeal No. 13828 of 2015 and Civil Appeal No. 9211-9213 of 2016 titled State of Haryana Vs Dev Dutt and final outcome of CBI investigation under process.
14. That you shall intimate their official Email ID and the correspondence made to this email ID by the Department shall be treated legal.
15. The above demanded fee and charges are subject to audit and reconciliation of accounts.

DA/As above.

(Dr. Chander Shekhar Khare, IAS)
Director, Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-5066-B/JE (RK)/2025/ Dated:

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

1. Deputy Commissioner, Gurugram.
2. Additional Director, Urban Estate, Haryana, Sector-6, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.

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

To be read with LOI Memo No.13035.....Dated.15/04/.....of 2025

Village	Name of owner	Rect. No.	Killa No.	Area (K-M-S)
Maidawas	Priya Arya	46	18/1/1min	0-5-0
			18/2/1min	1-19-7
			Total	2-4-7 Or 0.278 Acre

Director
Town & Country Planning
Haryana, Chandigarh