

Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, 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

Sh. Satpal Singh, Bhopal Singh, Praveen Kumar,
Lokesh Kumar and Ravinder Raghav
In collaboration with Ekaakshara Builders LLP
Unit 303, Suncity Success Tower,
Sector-65, Gurugram, Haryana - 122005.

Memo No. LC-5621/JE(SK)/2025/

19925

Dated:

27/05/25

Subject:-

Letter of Intent:- Request for grant of licence for setting up of Affordable Residential Plotted Colony under DDJAY over an area measuring 11.0875 acres in the revenue estate of village Sohna, Sector-5, Sohna, District Gurugram.

Reference:

Your application dated 04.04.2025 & letters thereof 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 the Haryana Development and Regulation of Urban Areas Rules, 1976 framed thereunder for the development of an Affordable Residential Plotted Colony under DDJAY over an area measuring 11.0875 acres in the revenue estate of village Sohna, Sector-5, Sohna, District 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.

1. You shall deposit an amount of **Rs. 73,84,275/-** on account of balance license fee, an amount of **Rs. 54,51,841/-** on account of conversion charges and an amount of **Rs. 2,61,77,000/-** on account of 25% EDC to be deposited online at website i.e. www.tcpharyana.gov.in.
2. You shall submit BG amounting **Rs. 196.33 lac** against 25% of balance amount of External Development Charges amounting Rs. 785.30 lac.

or

You shall mortgage 10% salable area against submission of above said BG and in case, said option is opted, 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.

3. To furnish bank guarantee amounting **Rs. 58.77 lacs** against 25% of the total cost of Internal Development Works amounting Rs. 235.06 lacs.

or

You shall mortgage 10% salable area against submission of above said BG and in case, said option is opted, then the area to be mortgaged may be indicated on the layout plan to be issued alongwith the license alongwith the revenue details thereof.

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The mortgage deed in this regard shall be executed as per the directions of the Department.

4. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of Rs. 100/-. Two copies of specimen of the said agreements are enclosed herewith for necessary action.

- i. *That, the owner/developer shall integrate its bank account in which 70% allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the on-line application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipts 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 receipts from each payment made by an allottee, which is received by the Department shall get automatically credited, on the date of receipt in Government treasury against EDC dues.*
- iii. *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 the EDC installment 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 the EDC installments that are due for payment get paid as per prescribed schedule.*

5. Applicant shall furnish the following undertaking on non-judicial stamp paper of Rs. 100/- to the following effect:-

- i) That you shall deposit an amount of **Rs. 1,36,29,601/-** on account of Infrastructure Development Charges @ Rs. 375/- per Sqm for residential and @ Rs. 750/- per sqm for commercial component in two equal instalments; first within 60 days from issuance of license and second within six months through online portal of Department of Town & Country Planning, Haryana. Any default in this regard will attract interest @ 18% per annum for the delayed period.
- ii) 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.
- iii) That you shall construct 18/24/30 m wide internal circulation road/ Service Road/ Sector road forming part of licenced area at your own costs and transfer the same free of cost to the Government within a period of 30 days from the date of approval of zoning plan.
- iv) 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.
- v) That you shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
- vi) 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 Restriction of Unregulated Development Act, 1963.
- vii) That you shall transfer 10% area of the licenced colony free of cost to the Government for provisions of Community facilities. Alternately, you shall have an option to develop such area on your own or through third party subject to the conditions mentioned at clause 4(j) in policy dated 25.08.2022.

- viii) That you understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- ix) 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.
- x) That you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Shehari Vikas Pradhikaran or any other execution agency.
- xi) 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.
- xii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiii) That applicant 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 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 not 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. You shall also provide detail of calculation of EDC per Sqm/per sft. to the Allottees while raising such demand from the plot owners.
- xvi) 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.
- xvii) That you shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- xviii) 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.
- xix) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- xx) 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 as amended from time to time.
- xxi) 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 seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- xxii) That no further sale has taken place after submitting application for grant of license.
- xxiii) That app you licant shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.

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- xxiv) That you shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant in letter and spirit.
 - xxv) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
 - xxvi) That you shall abide by the terms and conditions of policy of DDJAY and other direction given by the Director time to time to execute the project.
 - xxvii) 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.
 - xxviii) That you shall not encroach the revenue rasta passing through the site, if any and shall not object for free movement.
 - xxix) That you shall maintain the UGT & underground STP and the green above the same through proper horticulture in this residential colony.
 - xxx) That you shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree in their applied site.
 - xxxi) That you shall get NOC from competent authority of DISCOM before grant of occupation certificate / part completion certificate/ completion certificate in compliance of notification dated 03.10.2023 issued by the Haryana Electricity Regulatory Commission (HERC).
 - xxxii) That you shall either maintain the Horizontal clearance of ROW of 1 no. 220 KV HT line and 1 no. 11 KV HT line in the layout plan/ zoning plan or shift the said HT Line out of applied site, before grant of license.
6. That you shall submit the NOC from District Forest Officer, Gurugram regarding applicability of any Forest Law/notifications.
 7. That certificate from DRO/Deputy Commissioner, Gurugram will be submitted certifying that the applied land is still under ownership of applicant company.
 8. 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.
 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 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.
 11. To submit an undertaking that this land has not been sold to any person and also that presently there is no collaboration agreement enforced with any other person for the same land.
 12. That you shall submit rectified layout plan of the colony, before grant of final permission after rectification of the following observation in layout plan :-
 - I. The outer boundary of the layout plan is not in accordance with the shizra plan verified by office kanungo.

- II. The 11 KV HT line passes through the applied site has not shown on the proposed layout plan.
13. That you shall remove the unauthorized construction exists at site and shall submit a verification report through DTP(E), Gurugram before grant of final permission.
 14. That you shall submit addendum of Joint Development Agreement executed vide deed No. 17134 dated 24.03.2025, 17469 dated 27.03.2025 and 17468 dated 27.03.2025, after omitting the clause 2.7 and 9.3 before grant of final permission.
 15. That you shall get the Electrification Plan approved from the Competent Authority of DISCOM as per notification dated 03.10.2023 and shall submit the same, before grant of licence.
 16. That you shall upload the copy of LOI alongwith proposed layout plan on the online portal developed by DHBVN i.e. URL-<https://misweb.dhbvn.org.in/DTCP>.
 17. That you will intimate your official "email ID" to the Department and correspondence done by Department on this ID shall be treated as official intimation & legally valid.
- DA/schedule of land.


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

Endst. LC-5621/JE(SK)/2025/

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 Town Planner (P), Gurugram.
5. CAO O/o DTCP, Haryana.
6. Nodal Officer (Website) O/o DTCP, Hr.


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

19925 27/07
To be read with LOI Memo No.....Dated.....of 2025

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)
Sohna	Satpal Singh S/o Surta ½ share & Bhopal Singh S/o Surta ½ share	142	24/2/2min east	1-0
		177	4min north east	0-8
			5/1	4-0
		178	9	7-12
			12/1	5-12
			12/2	2-8
			18min north	6-9
			19min north	6-9
			26	0-8
	Praveen Kumar S/o Rajkumar Singh ½ share& Lokesh Kumar S/o Rajkumar Singh ½ share	178	4	8-0
			13	8-0
	Ravinder Raghav S/o Narender Singh	177	6/1	6-0
			6/2	2-0
		178	10/1	4-0
			10/2	4-0
			11/2	6-8
	Satpal Singh S/o Surta 3/80 share, Bhopal Singh S/o Surta 3/80 share, Praveen Kumar S/o Rajkumar Singh 37/80 share& Lokesh Kumar S/o Rajkumar Singh 37/80 share	178	3	8-0
			8	8-0
			Total	88-14 Or 11.0875 Acres


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