

## Directorate of Town & Country Planning, Haryana

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

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

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

LC-III (See Rule 10)

To

Namdev Construction Pvt. Ltd.  
LGF-10, Vasant Square Mall, Plot-A, Sector-B,  
Pocket-5, Community Centre, Vasant Kunj,  
New Delhi.

Memo No. LC-3900-JE(SS)-2021/ 5381

Dated: 04-03-2024

**Subject:** Letter of Intent - Request for grant of licence for setting up of Affordable Plotted Colony on the land measuring 9.5 acres (migration from licence no. 2 of 2019 dated 05.01.2019) in the revenue estate of village Gwal Pahari, Tehsil Wazirabad, District Gurugram being developed by Namdev Construction Pvt. Ltd.

Please refer your application dated 15.09.2020 on the matter as subject cited above.

2. Your request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed there under for development of Affordable Residential Plotted Colony (DDJAY-2016) over an area measuring 9.50 acres (after migration of an area of affordable group housing colony under licence No. 2 of 2019 dated 05.01.2019) in the revenue estate of village Gwal Pahari, Sector 2, District Gurugram has been considered and it is proposed to grant a license for setting up of aforesaid colony. You are, therefore, called upon to fulfill the following requirements/ pre-requisites laid down in Rule, 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issue of this letter, failing which request for grant of license shall be refused.

3. To furnish bank guarantees on account of Internal Development Works for the amount calculated as under:-

Internal Development Works:

Sr. No.	Particulars	Total IDW Cost	25% BG to be demanded in the LOI
1.	IDW BG	201.40 lacs	50.35lacs
	Total	201.40 Lacs	50.35 Lacs (valid for 5 years)

\* The applicant has option to mortgage 15% of saleable area in favour of department against the said BG.

4. It is made clear that 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/Estimate. With an increase in the cost of construction, you would be required to furnish an additional bank guarantee within 30 days on demand.

5. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of Rs. 10/- . Two copies of specimen of the said agreements are enclosed herewith for necessary action.

6. To deposit an amount of Rs. 143.63 lacs on account External Development Charges through online e-payment module available on departmental website i.e. [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in) alongwith bank guarantee Rs. 107.72 lacs (Valid at least for five years) against 25% of balance amount of EDC and you shall submit an undertaking that you shall pay balance amount of External Development Charges Rs. 430.88 lacs in six half yearly installment.



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7. To deposit an amount of Rs. 91,62,250/- on account licence fee and Rs. 8,500/- on account deficit scrutiny fee through online e-payment module available on departmental website i.e. [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)
8. To furnish an undertaking on non-judicial stamp paper of Rs. 10/- to the following effect:-
- i) That you will pay the Infrastructure Development Charges amounting to Rs. 1,84,94,386/- (Rs. One crore eighty four lacs ninety four thousand three hundred eighty six only) @ 75% of Rs.375/- per sq. mtr for the plotted area and Rs. 750/- for commercial component, in two equal installments. First Instalment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
  - ii) That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
  - iii) That you shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - iv) That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - v) That you shall 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 will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked on the layout plan to be approved alongwith the license.
  - viii) That you have understand 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.
  - 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 the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- xiv) That you shall use only LED fitting for internal lighting as well as campus lighting.
- xv) 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.
- xvi) 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.
- xvii) 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.
- xviii) 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.
- xix) 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.
- xx) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- xxi) 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.
- xxii) 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 received from the plot holders for meeting the cost of Internal Development Works in the colony.
- xxiii) That no further sale has taken place after submitting application for grant of license.
- xxiv) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan and grant of licence.
- xxv) That you shall construct the access to the site upto higher order road in concurrence with the concerned authority before allotment of plot.
- xxvi) That the licensee 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.
- xxvii) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.

  
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- xxviii) 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.
- xxix) 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.
- xxx) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- xxxi) The implementation of such mechanism shall, however, have no bearing on 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 by the EDC installments that are due for payment that paid as per the prescribed schedule.
- xxxii) That you shall abide by the terms and conditions of policy dated 08.02.2016 (DDJAY) and other direction given by the Director time to time to execute the project.
- xxxiii) That you shall not encroach the revenue rasta passing through the site and shall not object for free movement.
- xxxiv) That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
9. That you shall earmark 50% saleable area in the layout plan, to be issued alongwith the license alongwith revenue detail, which is to be freezed as per clause 5(i) of the policy, dated 08.02.2016. The area so freezed shall be allowed to sell only after completion of all Internal Development Works in the colony.
10. 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.
11. That you shall submit an indemnity bond, indemnifying by the DTCP against any loss/claim arising out of any pending litigation.
12. That you shall submit the NOC from District Forest Officer Gurugram regarding applicability of any Forest Law/notifications.
13. That certificate from DRO/Deputy Commissioner, Gurugram will be submitted certifying that the applied land is still under ownership of applicant company.
14. That Namdev Construction Pvt. Ltd. shall invite the objections from the allottees of license No. 2 of 2019 as per policy dated 25.01.2021 and applicant company shall inform all the third parties who have got rights created under original licence, through public notice within 15 days from grant of LOI, in the newspaper (proforma enclosed) informing about the migration of part of original licenced area into DDJAY-2016 scheme, with a request to submit objections if any, in writing within 15 days from the date of publication of such public notice. Simultaneously, colonizer shall also inform about the proposed revision in the originally approved layout/site plan of the complete colony. A copy of earlier approved layout/site plan and the proposed layout plan due to carving out of DDJAY be made available on the website of Colonizer, at the office of Developer/Colonizer as well as in the office of concerned DTP, Gurugram. The Colonizer shall submit

report clearly indicating the objection, if any, received by him from allottees and action taken thereof alongwith an undertaking to the effect that the rights of the existing plot holders have not been infringed. Any allottees having any objection may file his/ her objection in the office of District Town Planner-Gurugram also. The Public Notice may be published in atleast three National newspapers widely circulated in District, of which one should be in Hindi Language.

15. That you will intimate your official Email ID and the correspondence on this email ID by the Department will be treated receipt of such correspondence.

(K. Makrand Pandurang, IAS)  
Director, Town & Country Planning  
Haryana, Chandigarh

Endst. No LC-3900-JE(SS)-2021/

Dated:

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

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

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

To be read with LOI No. <sup>538</sup>.....dated <sup>04-03-21</sup>...of 2021

Detail of land owned by Namdev Construction Pvt. Ltd.

Village	Rect No	Killa No	Area (K-M)	
Gwal Pahari	7	25/1	5-17	
		25/2	2-3	
		25/3	1-1	
	14	5/2	5-0	
		6	7-8	
		14/2	0-9	
		15	7-8	
		16	7-8	
		17	8-0	
		24	8-0	
		27	4	8-0
			7	8-0
			14/1/3	2-7
	14/1/1		0-1	
	15/1		3-13	
	16/1/2		1-5	
	<b>Total</b>		<b>76K-0M</b> <b>Or 9.5 Acres</b>	

  
Director,  
Town & Country Planning  
Haryana  
*Jasvir Kaur*