

# 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](mailto:tcpharyana7@gmail.com)

Website: [tcpharyana.gov.in](http://tcpharyana.gov.in)

LC-III  
(See Rule 10)

Regd.

To

Eternal Projects Pvt. Ltd.  
Oliva Infrastructure Pvt. Ltd.  
In collaboration with Athena Infrastructure Ltd.  
Indiabulls House, 448-451, Udyog Vihar, Ph-V,  
Gurugram-122001.

Memo No. LC-4365-JE (DS)/2021/ 783 Dated: 10-01-2022

**Subject:** Letter of Intent for grant of license for setting up of Affordable Group Housing Colony over an area measuring 5.88125 acres under migration policy from License No. 155 of 2014 dated 10.09.2014 granted for setting of Group Housing Colony on the additional land measuring 5.88125 acres falling in revenue estate of village Pawala Khusrupur, Sector-105, Gurugram.

Please refer your application dated 23.11.2020 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 Affordable Group Housing Colony over an area measuring 5.88125 acres under migration policy from License No. 155 of 2014 dated 10.09.2014 granted for setting of Group Housing Colony on the additional land measuring 5.88125 acres falling in revenue estate of village Pawala Khusrupur, Sector-105, District Gurugram has been examined and it is proposed to grant aforesaid license. You are, therefore, called upon to fulfill the following requirements/pre-requisites laid down in Rule, 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issue of this notice, failing which the grant of license shall be refused.

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

A) INTERNAL DEVELOPMENT WORKS:

i)	GH Area	= 5.646 acres
ii)	Interim rate for development	= ₹ 20.00 Lac per acre
iii)	GH cost	= ₹ 112.92 Lacs
iv)	Commercial Area	= 0.23525 acre
v)	Interim rate for development	= ₹ 50.00 Lac per acre
vi)	Comm. Cost.	= ₹ 11.7625 Lacs
vii)	Grand Total (iii + iv)	= ₹ 124.6825 Lac
viii)	25% bank guarantee required	= ₹ 31.1706 Lac

(valid for 5 years)

2. To deposit an amount of ₹ 11,19,764/- on account of conversion charges.
3. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of ₹ 10/-.
4. To furnish an undertaking on non judicial stamp paper of ₹ 10/-:-

  
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- i) That the Affordable Group Housing Colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
- 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 sector road, service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
- v) That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana.
- vi) That the affordable Group Housing Colony shall be laid out to conform to the approved building plans and the development works are executed according to the designs and specifications shown in the approved plan.
- vii) That you shall carry out the construction of community sites as per section 4 (iv) of Affordable Group Housing Colony Policy-2013 dated 19.08.2013.
- viii) That you shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
- ix) 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.
- x) That you have understood that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and 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.

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- xi) 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.
- xii) 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 Urban Development Authority.
- xiii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiv) That you shall make provision of solar water heating system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- xv) That you shall use only LED fitting for internal lighting as well as campus lighting.
- xvi) 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.
- xvii) 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 floor/space holders for meeting the cost of Internal Development Works in the colony.
- xviii) 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.
- xix) That you shall deposit thirty per centum of the amount release, from time to time, by you, from the flat owner within a period of ten days of its realization in a separate account to be maintained in a scheduled bank. This amount shall only be utilized by you towards meeting the cost of internal development works in the colony.
- xx) That you shall not give any advertisement for sale of commercial area and flat in affordable Group Housing area before the approval of layout plan / building plans of the same.
- xxi) 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.

  
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- xxii) That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- xxiii) That you shall obtain clearance from competent authority that the land is not affected by section 4 & 5 of the PLPA, 1990 and other forest laws.
- xxiv) That you shall obey all the directions/restriction given by this department time to time in public interest.
- xxv) That you shall strictly comply with the directions issued vide notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy/ Conservation building codes.
- xxvi) That you shall ensure the installation of solar photovoltaic power plant as per the provisions of order No. 22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- xxvii) That you shall abide by the terms and conditions as per Affordable Housing Policy-2013 notified on 19.08.2013 which has been further amended time to time.
- xxviii) 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.
- xxix) 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.
- xxx) That you shall get the building plans revised for license no. 10 of 2011, 213 of 2007 & 64 of 2012 after grant of final permission.
5. 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.
6. You shall intimate their official Email ID and the correspondence on this email ID by the Deptt. will be treated receipt of such correspondence.
7. You shall complete the demarcation at site within 7 days from date of issuance of LOI and will submit the demarcation plan in office of District Town Planner, Gurugram under intimation to this office.
8. That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
9. That you shall undertake to indemnify State Govt. / Department for loss occurred or legal complication arising due to pending litigation and the land

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owning / developer company will be responsible for the same in respect of applied land.

10. That you shall submit the NOC from the Divisional Forest Officer regarding applicability any forest law/ notification on the applied site.
11. That certificate from DRO/Deputy Commissioner, Gurugram will be submitted certifying that the applied land is still under ownership of applicant company.
12. That you shall clear the outstanding dues pending against various licenses granted to you in the state.
13. To furnish an undertaking that no floor area will be sold without the approval of the building plans as per provisions of Haryana Building Code-2017.
14. You shall invite the objections/suggestions in compliance of this office order dated 25.01.2021 regarding the proposed migration of license:-
  - i. That the colonizer shall invite objections from each existing allottee regarding the said migration of license through an advertisement to be issued at least in three National newspapers widely circulated in District, of which one should be in Hindi Language, within a period of 10 days from the issuance of LOI.
  - ii. Each existing allottee of the licenced colony (under Licence No. 155 of 2014, 10 of 2011, 213 of 2007 & 64 of 2012) shall also be informed about the proposed migration through registered post with a copy endorsed to the Senior Town Planner, Gurugram office in case of layout plan within two days from the advertisement as per (i) above clearly indicating the last date for submission of objection. A certified list of all existing allottees shall also be submitted to the Senior Town Planner, Gurugram office.
  - iii. A copy of the earlier approved layout plan and the proposed conceptual plan shall be hosted on your website and site office for information of all such existing allottees.
  - iv. That the colonizer shall submit certificate from the Senior Town Planner, Gurugram office about hosting the conceptual plan showing changes in the earlier approved plan on the website of the licensee.
  - v. To display the revised layout plan showing changes from the approved layout plan at your site office.
  - vi. That the allottees may be granted 30 days time to file their objections in the office of the Senior Town Planner, Gurugram office. During this 30 days period the original layout plan as well as the proposed plan plans shall be available in the office of the colonizer as well as in the office of the Senior Town Planner, Gurugram office for reference of the allottees.
  - vii. The objections received, if any, shall be examined by the office of the Senior Town Planner, Gurugram office. The Senior Town Planner,

Gurugram office shall give an opportunity of hearing to the colonizer and objector to explain their position regarding revised layout plan and shall submit the recommendation to the DTCP, within a period of 90 days from the issuance of the advertisement. DTCP may decide to make amendments in the layout/conceptual plan, which shall be binding upon the colonizer.

- viii. That the colonizer shall submit a report clearly indicating the objection if any, received by him from the allottees and action taken thereof alongwith undertaking to the effect that the rights of the allottees have not been infringed, and that no objection on the changes has been received from any existing allottee.
  - ix. That you shall not give the advertisement for booking/sale of plot till the final approval of revised layout/building plan.
  - x. That the applicant shall comply with section-14 of RERA, Act and directions given in this regard from time to time.
15. You shall submit non encumbrance certificate for the applied land issued by the competent authority.
  16. You shall maintain the ROW for 11 KV & 66 KV HT line passing through the site and submit an undertaking regarding the same.
  17. You shall get addendum collaboration agreement submitted by you registered before grant of final permission.
  18. You shall construct the culvert over the 18 karam wide nallah at your own cost and submit an NOC from the competent authority regarding the same before grant of license. The building plans of the colony shall be approved only after construction of culvert as per the approved design of the competent authority.

DA/land schedule.

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

Endst. No LC-4365-JE (DS)/2021

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 for report on condition no. 14.

(S.K. Sehwat)  
District Town Planner (HQ)  
For: Director, Town & Country Planning  
Haryana, Chandigarh

To be read with LOI Memo No. 783 Dated 10-01 of 2022

Detail of land owned by Eternal Project Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Pawala Khusrupur	24	25/2/2	0-8
	25	21/1/2/1	0-17
	29	1/1/1	0-9
		26	0-11
	30	5/1	7-12
		6/2	5-1
		7/1/1	1-9
		Total	16-7

Detail of land owned by Eternal Project Pvt. Ltd. 6/89 share, Oliva Infrastructure Pvt. Ltd. 83/89 share

Village	Rect. No.	Killa No.	Area (K-M)
Pawala Khusrupur	24	24/2/2	1-16
		25/1/2	2-13
		Total	4-9

Detail of land owned by Eternal Project Pvt. Ltd. 12/216 share, Oliva Infrastructure Pvt. Ltd. 204/216 share

Village	Rect. No.	Killa No.	Area (K-M)
Pawala Khusrupur	30	4/2	4-12
		14/1	6-4
		Total	10-16

Detail of land owned by Eternal Project Pvt. Ltd. 3/48 share, Oliva Infrastructure Pvt. Ltd. 45/48 share

Village	Rect. No.	Killa No.	Area (K-M)
Pawala Khusrupur	30	7/2/1	2-8

Detail of land owned by Oliva Infrastructure Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Pawala Khusrupur	24	14/2/2/1	0-12
		14/2/2/2	1-3
		16/2	7-10
		17/1	3-16
		Total	13-1
Grand Total			47-1

Or 5.88125 acres

  
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