

## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh , Phone: 0172-2549349  
Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - E-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

Regd.

LC-III  
(See Rule 10)

To

Nilgiri Land Holdings Ltd.,  
Indiabulls Commercial State Ltd.,  
Indiabulls Commercial Property Ltd.,  
Krishna Gahlawat w/o Balwan Singh,  
Indiabulls Infrastructure Project Ltd.,  
In collaboration with India Bulls Estate Ltd.,  
Plot No. 448-451, Udyog Vihar,  
Phase-V, Gurugram

Memo No. LC-800-B-JE(MK)-2021/ 5630

Dated: 05/03/2021

**Subject:** Letter of Intent for grant of license for setting up a Residential Plotted Colony over an additional area measuring 3.725 acres (in addition to licence no. 70 of 2009 dated 24.11.2009) falling in Sector-26, 26A, 33 & 34, Village Rathdhana, District Sonapat-Indiabulls Estate Ltd. & Others.

Please refer your application dated 22.10.2020 on the matter cited as subject above.

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 a Residential Plotted Colony over an additional area 3.725 acres (in addition to licence no. 70 of 2009 dated 24.11.2009) falling in Sector- 26, 26A, 33 & 34, Village Rathdhan Distt. Sonipat has been examined 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.

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

**(A) INTERNAL DEVELOPMENT WORKS:**

Plotted component	= 3.575 acres
Rate per acre	= Rs. 20.00 lacs per acre
Cost of Plotted Component	= 71.5 Lacs
Area under Commercial component	= 0.15 acre
Rate per acre	= Rs. 50.00 lacs per acre
Cost of commercial component	= Rs. 7.5 Lacs
Total Cost of development	= Rs. 79.00 Lacs
25% BG, which is required	= Rs.19.75 Lacs (valid for 5 years)

(B) EXTERNAL DEVELOPMENT WORKS:

Total Area under Plotted component	= 3.575 acres
Interim rate for EDC @ Rs 72.867 Lac per acres	
EDC Amount for Plotted component	= Rs. 260.50Lacs
Area under commercial component	= 0.15 acres
Interim rate for EDC @ Rs 291.47 Lac per acres	
EDC Amount for Commercial component	= Rs. 43.721Lacs
Total cost of development	= Rs. 304.221 Lacs
25% bank guarantee required	=Rs.76.056 Lacs (valid for 5 years)

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 an 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. 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 DG, TCP, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.

1. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper. Two copies of specimen of the said agreements are enclosed herewith for necessary action.
2. To deposit an amount of Rs.17,13,083/- on account of licence fee to be deposited online at website i.e. [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in).
3. To deposit an amount of Rs. 24,45,906/- on account of conversion charges to be deposited online at website i.e. [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in).
4. To submit 25% bank guarantee an amount of Rs.76.056 lacs against EDC
5. To submit an undertaking on non-judicial stamp paper to the effect that:-
  - a. That you will pay the Infrastructure Development Charges amounting to **Rs.61,08,441/-** @ Rs.375/- per sq m for the plotted component and Rs.750/- per sq. m for the commercial area (150 FAR), 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 construct at your own cost, or get constructed by any other institution or individual at its costs, the community buildings on the lands set apart for this purpose, within four years from grant of license extendable by the Director for another period of two years, for the reasons to be recorded in writing failing which 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 any institution including a local authority, for the said purposes, on such terms & conditions, as it may deem fit.
- g. That you shall integrate the services with Haryana Urban Development Authority services as and when made available.
- h. 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.
- i. 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.
- j. 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.
- k. 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.
- l. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- m. That you shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- n. That you shall use only LED fitting for internal lighting as well as campus lighting.
- o. 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.
- 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 floor/space holders for meeting the cost of Internal Development Works in the colony.

- q. 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.
  - r. That you shall not give any advertisement for sale of commercial area before the approval of layout plan / building plans of the same.
  - s. 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.
  - t. 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.
  - u. That you shall abide by the terms and conditions as per affordable housing policy-2013 notified on 19.08.2013.
  - v. 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.
  - w. 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.
  - x. 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.
  - y. That no further sale of the licence applied land has taken place after submitting application for grant of licence.
  - z. That no pre-launch/sale of commercial site will be undertaken before approval of the building plans
  - aa. That applicant company shall not made any construction on the revenue rasta/ khal and also not obstruct the general public for use the same.
6. You shall complete the demarcation at site within 7 days and will submit the Demarcation Plan in the office of District Town Planner, Sonipat within 15 days of issuance of this memo.
7. You shall submit a certificate from the Deputy Commissioner, Sonapat / District Revenue Authority stating that there is no further sale of the land applied for license till date and Applicant Company is the owner of the land.



8. You shall submit the report from Director Urban Estate, Panchkula before issuance of licence.
9. That you shall submit the non-encumbrance certificate before issuance of final licence.
10. That you shall inform all the allottees individually through registered post about the proposed revision in the originally approved layout plan of the complete colony for the purpose of seeking their consent for revision of layout plan. A copy of earlier approved layout plan and the proposed layout plan made available on the website of your company, at the office of Developer/Colonizer as well as in the office of District Town Planner, Sonipat. You shall submit report clearly indicating the objection, if any, received by you from allottees and action taken thereof alongwith an undertaking to the effect that the rights of the existing allottees (if any) have not been infringed in the office of District Town Planner, Sonipat. Further, the approval of revised layout plan shall be considered subject to submission of consent in writing from atleast 2/3rd no. of the existing allottees, in consonance with the provision of the Real Estate (Regulatory and Development) Act, 2016.
11. You shall intimate your official Email ID and the correspondence made to this email ID by the Department shall be treated legal.

DA/as above



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

Endst. No. LC-800-B-JE(MK)-2021/

Dated:

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

1. The Deputy Commissioner, Sonipat .
2. District Revenue Officer, Sonipat.
3. Senior Town Planner, Rohtak.
4. District Town Planner, Sonipat.

(Babita Gupta)  
District Town Planner (HQ)  
For: Director, Town & Country Planning  
Haryana, Chandigarh.



To be read with LOI Memo No. 5630 dated 25-03-2021 of 2021

Detail of land owned by Nilgiri Land Holding Ltd.

Village	Rect. No.	Killa No	Area (K-M)
Rathdhana	45	17/2/2/1	1-13
		17/2/1/1	1-14
		Total	3-7

Detail of land owned by Indiabulls Commercial Estate Ltd.

Village	Rect. No.	Killa No	Area (K-M)
Rathdhana	45	25/2/1/2	0-9

Detail of land owned by Indiabulls Commercial Properties Ltd.

Village	Rect. No.	Killa No	Area (K-M)
Rathdhana	22	15/2/1min	1-0

Detail of land owned by Krishna Gahlawat W/o Balwan Singh

Village	Rect. No.	Killa No	Area (K-M)
Rathdhana	45	17/2/1/2	1-0
		17/2/2/2	1-1
		24/1/1	3-5
		24/1/2	3-6
		25/2/1/1	4-13
		Total	13-5

Detail of land owned by Nilgiri Land Development Ltd. 29/158 share

Indiabulls Infrastructure Projects Ltd. 89/158 share

India Bulls Commercial Estate Ltd. 20/79

Village	Rect. No.	Killa No	Area (K-M)
Rathdhana	21	13/1/1	2-2


Detail of land owned by Indiabulls Infrastructure Projects Ltd. 125/193 share

India Bulls Commercial Estate Ltd. 40/193 share

Nilgiri Land Development Ltd. 28/193 share

Village	Rect. No.	Killa No	Area (K-M)
Rathdhana	21	18/2	1-14
		19/1	7-19
		Total	9-13
Grand Total			29K-16M

Or 3.725 Acres

  
Director,  
Town & Country Planning  
Haryana  
Jewar (Haryana)

