Directorate of Town & Country Planning, Haryana

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

LC-III (See Rule 10)

To

Riverwood Projects LLP
H. No. 375, Bhera Enclave,
Paschim Vihar, Sunder Vihar,
New Delhi-110087.

Memo No. LC-5545-B/JE (RK)/2026/ 39606 Dated: 11-11-2026

Subject: **Letter of Intent for grant of licence for setting up of Affordable Plotted Colony DDJAY Policy-2016 over an additional area measuring 9.30 acres (*in addition to license no. 92 of 2025 dated 05.06.2025 granted for area measuring 15.50 acres thereby, making total area of colony 24.80 acres)* in village Thana Kalan, Sector 7, Kharkhauda, Sonipat- Riverwood Projects LLP.**

Please refer to your application dated 25.06.2026 on the above cited subject.

2. Your request for the grant of license under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules, 1976 framed there under, for the development of an **Affordable Plotted Colony** (*under DDJAY Policy-2016*) over an additional area measuring **9.30 acres** (*in addition to license no. 92 of 2025 dated 05.06.2025 granted for area measuring 15.50 acres thereby, making total area of colony 24.80 acres)* in village Thana Kalan, Sector 7, Kharkhauda, Sonipat 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. That you shall furnish the bank guarantees on account of Internal Development works (*valid for five years along with minimum 3 months claim period*) for the amount calculated as under:

   Internal Development Works:

   - Residential Component = 8.928 x 20 lac = Rs. 178.56lacs
   - Commercial component = 0.372 x 50 lacs = Rs. 18.6lacs
   - Total cost = Rs.197.16lacs
   - **25% BG Required = Rs. 49.29 lacs** or to mortgage 10% of saleable area.

   OR

   * *You have an option to 10% saleable area against submission of above said BG and in case, said option is adopted, then the area to be mortgaged may be indicated on the layout plan to be issued alongwith the licence alongwith the revenue details thereof and mortgage deed in this regard shall be executed as per directions of the department.*

   ** *It is made clear that the 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/estimates according to the approved layout plan/building 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 of demand.*

2. That you shall deposit an amount of **Rs. 178.90523 Lacs** on account of 25% upfront External Development Charges in favour of Director General, Town & country Planning, Haryana, Chandigarh through online at website i.e. www.tcpharyana.gov.in.

   The EDC rates have been calculated on the basis of decision taken by the Council of Ministers in its meeting held on 28.12.2024, which circulated vide Government

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instructions dated 14.01.2026. 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 DGTCP, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.

3. That you shall deposit an amount of **Rs. 68,000/-** against balance licence fee online at website i.e. www.tcpharyana.gov.in.
4. That you shall execute two agreements i.e. LC-IV & LC-IV-B 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 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 percent are due for payment get paid as* per the prescribed schedule.
5. That you shall furnish an undertaking on non-judicial stamp paper of Rs.100/- to the following effect:
   i. 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.
   j. 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.
   k. 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.
   l. That you shall also transfer the land falling under 18/24/30 m wide green belt /sector/ service road within a period of 30 days from the date of approval of zoning plan.
   m. 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 DGTCP, Haryana.
   n. That you shall integrate the services with HSVP services as and when made available.
   o. 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

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for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.

p. 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, along with the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.

q. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.

r. 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.

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

t. That you shall make provision of Solar Photovoltaic Plant as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.

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

v. 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.

w. 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.

x. 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.

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

z. 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.

aa. 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.

bb. 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 building 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.

cc. 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.

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dd. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by youln letter and spirit.

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

ff. 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.

gg. That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.

hh. 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.

ii. That you shall obey all the direction/restriction imposed by the department from time to time in public interest.

jj. That you shall abide by the all the terms of condition of DDJAY Policy-2016 and its further amendments from time to time.

kk. That you shall submit an undertaking to deposit the differential amount of fee & charges, in view of decision taken in the meeting of Council of Ministers dated 02.02.2026, within a period of 30 days of final notification regarding increase in fee and charges, without any objection/claim.

ll. That you shall take prior permission from the District Forest Officer, Sonipat regarding cutting of any tree at applied site.

6. That certificate from the Deputy Commissioner, Sonipat will be submitted certifying that the applied land is still under your ownership.

7. That you shall undertake to indemnify State Govt. / Department / DGTCP for loss occurred or legal complication arising due to pending litigation and the land owning / developer will be responsible for the same in respect of applied land.

8. That you shall get the electrification plan approved from the competent authority of DISCOM and will submit the same before grant of license.

9. That you shall invite objections/suggestions from the general public/existing allottees of license no. 92 of 2025 as per policy dated 25.01.2021 and to the submit written consent of 2/3rd allottees of the colony as per phasing policy dated 24.04.2023 subject to the following conditions:-

   a) *That applicant comfirm shall invite objections from each existing allottee regarding the said amendment in the layout plan 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 approval.*

   b) *Each existing allottee shall also be informed about the proposed revision through registered post with a copy endorsed to the Senior Town Planner, Circle 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, Circle office.*

   c) *A copy of the earlier approved layout plan and the revised layout plan being approved in-principle shall be hosted on your website and site office for information of all such existing allottees.*

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d) *That applicant firm shall submit certificate from the Senior Town Planner, Circle office about hosting the revised layout plan showing changes in the earlier approved plan on the website of the licensee.*

e) *To display the revised layout plan showing changes from the approved layout plan at your site office.*

f) *That the allottees may be granted 30 days' time to file their objections in the office of the Senior Town Planner, Circle office. During this 30 days' period the original layout plan as well as the revised layout plan shall be available in your office as well as in the office of the Senior Town Planner, Circle office for reference of the allottees.*

g) *The objections received, if any, shall be examined by the office of the Senior Town Planner, Circle office. The Senior Town Planner, Circle office shall give an opportunity of hearing to you and objector to explain their position regarding revised layout plan and shall submit the recommendation to the Competent Authority, within a period of 90 days from the issuance of the advertisement. The Competent Authority may decide to make amendments in the layout plan, which shall be binding upon applicant company.*

h) *That applicant firm shall submit a report clearly indicating the objection if any, received by you from the allottees and action taken thereof alongwithundertaking 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.*

i) *That the applicant firm shall not give the advertisement for booking/sale of plots till the final approval of revised layout plan.*

j) *That the applicant firm shall submit the written consent of 2/3rdallottees of the colony as per phasing policy* dated 24.04.2023 along with the certified list of the existing allottees of the colony.

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

DA: As above.

(Dr. J. Ganesan, IAS)
Director General, Town & Country Planning
Haryana, Chandigarh

Endst. LC-5545-B/JE (RK)/2026/ Dated:

A copy is forwarded to the following along with schedule of land for information and necessary action:

1. Chief Administrator HSVP, Sector-6, Panchkula.
2. Director, Urban Estates, Sector-6, Panchkula.
3. Senior Town Planner, Rohtak.
4. District Town Planner, Sonipat.
5. CAO O/o DGTCP, Haryana.
6. PM (IT) O/o DGTCP, Haryana.

(Sanjay Saini)
District Town Planner (HQ)
For: Director General, Town & Country Planning
Haryana Chandigarh

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