

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 - e-mail: tcpharyana7@gmail.com

Regd.

LC-III

(See Rule 10)

To

Sh. Yiyashu Maheshwari S/o Sh. Mahesh Chand,
Sh. Anand P. Sachdeva S/o Late Sh. O. P. Sachdeva,
Smt. Rekha Gahlot W/o Sh. Deepak Gahlot,
Sh. Deepak Gahlot S/o Sh. Mansukh Lal Gahlot,
Sh. Jasbir Singh S/o Sh. Dhoop Singh,
Sh. Niranjana Kumar S/o Sh. Khushi Ram & ADM Developers
In collaboration with ADM Developers
Plot No. 559, 2nd Floor, Sector-39, Gurugram.

Memo No. LC-4479 B+C/PA(SK)/2024/ 6141

Dated: 19/02/2024

Subject: - Letter of Intent for grant of licence for setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 over an additional area measuring 5.75625 acres (in addition to licence no. 06 of 2022) falling in the revenue estate of village Bidsunarwala, Sector-21, Jhajjar

Please refer your application dated 09.08.2023 on the subject cited above.

2. Your request for grant of licence for setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 over an additional area measuring 5.75625 acres (in addition to licence no. 06 of 2022) falling in the revenue estate of village Bidsunarwala, Sector-21, Jhajjar has been considered and it is proposed to grant license for setting up of aforesaid plotted 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 Rule, 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 guarantee amounting Rs. 28.79 lac against the total cost of Internal Development Works amounting Rs. 115.125 lac.

or

To mortgage 15% saleable 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.

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*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 (in



case, 15% saleable area is mortgaged against the BG of IDW, then this clause will not be applicable).

4. To deposit an amount of Rs.74,90,000/- on account of EDC before grant of licence.
5. To deposit an amount Rs. 23,29,554/- on account of composition charges against violation of section 7 (i) of the Act 1975 due to starting of development works in the colony without obtaining licence under the said act through Online at website i.e. www.tcpharyana/gov.in .
6. 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.
7. That applicant company shall add additional clause in the bilateral agreement as per the instruction dated 14.08.2020 with regard to "Auto-credit of 10% of receipts from the '70% realizations account' maintained under section 4(2)(l)(d) of the Real Estate Regulation & Development Act, 2016 to EDC" which are as under:-
 - a) That, owner / developer shall integrate its 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 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.
 - b) 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 of the concerned licence of the coloniser.
 - c) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the coloniser against the said licence.
 - d) The implementation of such mechanism shall, however, have no bearing on the EDC instalment schedule conveyed to the coloniser. The coloniser shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that the EDC instalments that are due for payment get paid as per prescribed schedule
8. To furnish an undertaking on non-judicial stamp paper of Rs. 100/- to the following effect:-
 - a) That the area falling within alignment of sector dividing road and green belt, if any, which forms part of licensed area shall be transferred free of cost to the Govt.
 - b) 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 same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - 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 integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
- e) 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.
- f) That you shall 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.
- g) 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.
- h) 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.
- i) That you shall make his 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 Urban Development Authority or any other execution agency.
- j) 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.
- k) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- l) That you shall use only LED fitting for internal lighting as well as campus lighting.
- m) 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.
- n) 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.

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- o) 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.
- p) 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.
- q) 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.
- r) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- 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 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 70% of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- u) That no further sale has taken place after submitting application for grant of license.
- v) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- w) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- x) That the revenue rasta, if any, passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
- y) 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.
- z) 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.
- aa) That the licensee shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- bb) 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, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.

- cc) 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.
9. To submit the ownership verification report of Deputy Commissioner/DRO, Jhajjar before grant of licence.
10. That you shall invite objections from the allottees of licence No. 06 of 2022 as per policy dated 25.01.2021 available on the departmental website as under:-
- a) That you 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.
 - d) That you 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.
 - h) That you shall submit a report clearly indicating the objection if any, received by you 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.
 - i) That you shall not give the advertisement for booking/sale of plots till the final approval of revised layout plan.
11. That you shall submit the access permission / NOC to construct culvert over the 2 karam wide water course passing through the site from competent authority before grant of licence.
12. That you shall submit the original CA certificate regarding net worth for the financial year 2022-2023 before grant of licence.

13. That you shall submit the registered addendum collaboration agreement after deleting the clause 18 of collaboration agreement before grant of licence.

Note:- You shall intimate the official Email ID and the correspondence on this email ID by the Deptt. will be treated receipt of such correspondence.

DA/Land schedule.



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

Endst. No. LC-4479 B+C/PA(SK)/2024/
A copy is forwarded to the followings for information and necessary

Dated:

action:-

1. The Deputy Commissioner, Jhajjar.
2. District Revenue Officer, Jhajjar.
3. Senior Town Planner, Rohtak.
4. District Town Planner, Jhajjar.
5. Project Manager (IT) with the request to update the status on website.


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

To be read with LOI Memo No. 6141 Dated 19/02/2024 of 2024

Village	Owner Name	Rect. No.	Killa No.	Area (K-M)
Bidsunarwala	Yiyashu Maheshwari S/o Mahesh Chand 93/140 share	81	23	8-0
	Anand P. Sachdeva S/o Late O.P Sachdeva 47/140 share	86	3/1	6-0
	Rekha Gahlot w/o Deepak Gahlot 2/3 share, Anand P. Sachdeva S/o Late O.P Sachdeva 1/3 share	81	6/2/2	0-10
			7	8-0
			14/1	2-0
	Deepak Gahlot S/o Mansukh Lal Gahlot	81	13/2/1	1-19
			18/4	2-11
			13/2/2	1-4
			18/3	1-10
	Anand P. Sachdeva S/o Late O.P. Sachdeva	81	13/2/4	0-17
			18/1	0-19
	Jasbir Singh S/o Dhoop Singh 120/200 share, Niranjana Kumar S/o Khushi Ram 80/200 share	81	8/1	6-0
			13/1	2-0
	ADM Developers	81	13/2/3	2-0
			18/2	2-11
			Total	46-1
				Or 5.75625 Acres