

Directorate of Town and Country Planning, Haryana

SCO No. 71-75, 2nd Floor, Sector-17 C, Chandigarh, web site: tcpharyana.gov.in
Phone: 0172-2549349; e-mail: tcpharyana7@gmail.com

LC-III
(See Rule 10)

To

Ajitesh Buildcon Pvt. Ltd. & Purender Buildcon Pvt. Ltd.,
C/o Ansal Housing & Construction Ltd. & Others,
15, UGF, Inderprakash Building,
21, Barakhamba Road, New Delhi-110001.
E-mail ID - ahcl@ansals.com

Memo No. LC-3663-T (KK)-2018/ 29804 Dated: 18-10-2018

Subject: Letter of Intent for grant of licence for development of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 10.50 acres, after migrating the same from license No. 149 of 2014 dated 05.09.2014 under migration policy dated 18.02.2016, in the revenue estate of village Bhatauli, Sector 20, Yamuna Nagar-Jagadhari- Ajitesh Buildcon Pvt. Ltd. and others.

Please refer your application dated 05.09.2018 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 under Deen Dayal Jan Awas Yojna-2016 over an area measuring 10.50 acres (after migrating from license No. 149 of 2014 dated 05.09.2014 under migration policy dated 18.02.2016) falling in the revenue estate of village Bhatauli, Sector 20, Tehsil Jagadhari, Distt. Yamuna Nagar 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 and External Development Works for the amount calculated as under:-

Internal Development Works:

	Area	Rate Per acre	Amount	25% bank guarantee required
	(in acres)	(in Lac)	(in Lac)	(in Lac)
Plotted component	10.08	20	201.6	Rs. 55.65 lacs valid at- least for a further period of five years
Comm. Component	0.42	50.00	21.0	
Total			222.6	
Note: - You have an option to mortgage 15% 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 license alongwith the revenue details thereof and mortgage deed in this regard shall be executed as per the directions of the department.				

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.


Director
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5. To execute two agreements i.e. LC-IV & LC-IV-B on Non-Judicial Stamp Paper. Copies of the specimen of said agreements are enclosed herewith for necessary action.
6. To deposit an amount of **Rs. 65.63 lacs** (Rupees Sixty Five lac Sixty three thousand only) on account of External Development Charges through online e-payment module available on departmental website i.e. tcpharyana.gov.in.
7. To furnish an undertaking on non-judicial stamp paper to the following effect:-
 - (i) 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.
 - (ii) That you shall integrate the services with Haryana Urban Development Authority services as and when made available.
 - (iii) 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.
 - (iv) That you shall transfer the land falling under sector road/green belt forming part of licenced land, 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.
 - (v) 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
 - (vi) That you 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.
 - (vii) 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.
 - (viii) That you shall make 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.
 - (ix) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
 - (x) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
 - (xi) 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.
 - (xii) That you shall use only LED fitting for internal lighting as well as campus lighting.

- (xiii) 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.
 - (xiv) 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.
 - (xv) That pace of development shall be kept atleast in accordance with the sale agreement executed with the buyers of the plots as and when scheme is launched.
 - (xvi) 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.
 - (xvii) That you shall complete the project within 7 years (5+2) from date of grant of licence as per clause 1 (ii) of policy notified on 01.04.2016.
 - (xviii) That no clubbing for residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
 - (xix) 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 floor/space holders for meeting the cost of Internal Development Works in the colony.
 - (xx) That no sale of land has taken place after submitting application for grant of license.
 - (xxi) That no construction on the land falling within ROW of the 66 KV HT line shall be raised.
 - (xxii) That no advertisement for sale of plots/commercial plots area shall be given before the approval of layout plan.
 - (xxiii) That you shall abide by the terms and conditions of policy dated 08.02.2016 (DDJAY) and other directions given by the Director time to time to execute the project.
8. You shall submit a certificate from the Deputy Commissioner, Yamuna Nagar/ District Revenue Authority stating that there is no further sale of the land applied for licence till date and you are the owner of the land.
 9. That you shall submit revised layout plan of remaining area comprising residential plotted colony bearing license No. 149 of 2014 dated 05.09.2014 for approval.
 10. That you shall give public notice in three leading newspapers of Hindi and English (2+1) widely circulated in the District, within a period of 15 days from the issuance of this approval, one of which should be local newspaper, stating that the company under the migration policy dated 18.02.2016 of Town and Country Planning Department has proposed to migrate Licence No. 149 of 2014 dated 05.09.2014 granted for setting up of residential plotted colony for taking licence of affordable residential plotted colony under DDJAY and company has not created any third party rights on the applied land under migration policy on an area measuring 10.50 acres. If allottees of the licenced colony (under Licence No. 149 of 2014 dated 05.09.2014) have any objection to the above stated migration, the same may be submitted in the

Simultaneously, company shall also inform about the proposed revision in the originally approved layout/building plan of the complete colony. A copy of earlier approved building/layout plan and the proposed plan due to carving out of affordable plotted colony be made available on the website of company, at the office of Developer/Colonizer as well as in the office of District Town Planner, Yamuna Nagar.

The company shall submit report clearly indicating the objection, if any, received by them 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, Yamuna Nagar after expiry of 15 days time of public notice.

11. That you shall submit fresh registered supplementary agreement in continuation of the collaboration agreement dated 17.01.2018 submitted earlier incorporating following clauses:-
 - i. Ansal Housing & Construction Ltd. shall be responsible for compliance of all terms and conditions of licence/provisions of Act-1975 and Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DTCP, Haryana whichever is earlier.
 - ii. The above agreement shall also contain a clause to the effect that such agreement shall be irrevocable and no modification/ alteration etc. in the terms and conditions of such agreement can be undertaken, except after obtaining prior approval of DTCP, Haryana.
12. That you shall submit indemnity bond indemnifying DTCP from any loss, if occurs on account of submission of no objection certificate/ consent by existing 31 numbers of allottees of licence No. 149 of 2014, in respect of allotment of alternate plots in the migrated scheme in the LC-3638.
13. That you shall submit an undertaking to the affect that approach to the four nos. of V-category plots, situated on 12.0 mtrs wide road of existing licence No. 75 of 2009 shall not be interrupted in any case.
14. You shall intimate your official Email ID and the correspondence made to this email ID by the Department shall be treated legal.

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

Endst. No LC-3663-T (KK)-2018/

Dated:

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

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

(Vijender Singh)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

To be read with LOI.....²⁹⁸⁰⁴ Dated.....¹⁸⁻¹⁰⁻of 2018

1. Ajitesh Buildcon Private Limited

Village	Rect No	Killa No	Total Area K – M	AreTaken K - M
Bhatauli	30	16	8-0	5-3
		24/1	4-0	1-0
		24/2/1	3-0	2-2
	31	21/1	3-2	3-2
		11/1	2-15	1-6
		20 /2	7-17	7-17
		Total		20-10

2.Purander Buildcon Private Limited

Village	Rect No	Killa No	Total Area K-M	Area Taken K-M
Bhatauli	31	19/2	4-7	4-7
		21/2	4-18	4-18
		22	8-0	8-0
	39	1	8-0	8-0
		2	8-0	8-0
		9	8-0	8-0
		10	6-14	6-14
		12	1-2	1-2
	40	4	4-8	4-7
		5	8-0	8-0
		6	2-2	2-2
		Total		63-10

**Total=84 Kanal - 0 Marla
or 10.50 Acres**


Director,
Town & Country Planning
Haryana
Jasvinder Khatun

