

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

Jayant Buildhome Pvt. Ltd.,
Regd. Office: J-221, Sarita Vihar,
New Delhi - 110076.

Memo No. LC-4626-B-JE (SB)-2022/ 26163

Dated: 29-08-2022

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 area measuring 5.66875 acres in the revenue estate of village Haluwala, Sector-25, Yamunanagar-Jagadhari - Jayant Buildhome Pvt. Ltd.

Please refer your application dated 29.06.2022 and 23.08.2022 on the 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 framed there under for development of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 5.66875 acres in the revenue estate of village Haluwala, Sector-25, Yamunanagar-Jagadhari 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 on account of Internal Development Works for the amount calculated as under: -

Internal Development Works: -

Sr. No.	Particulars	Total IDW Cost	25% BG to be demanded in the LOI
1.	IDW BG	Total area = 5.66875 acre 5.442 acres x 20.00 Lacs = 108.84 Lacs 0.22675 acres x 50.00 Lacs = 11.3375 Lacs	30.05 Lacs
	Total	120.1775 Lacs	30.05 Lacs (valid for 5 years)
* The applicant has option to mortgage 15% of saleable area in favour of department against the said BG.			

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.
5. To execute agreements on prescribed proforma LC-IV & Bilateral agreements LC-IV-B on Non-Judicial Stamp Paper of Rs. 100/- each.

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6. To deposit an amount of Rs. 49.57 lacs on account of External Development Charges through online e-payment module available on departmental website i.e. www.tcpharyana.gov.in along with bank guarantee Rs. 37.18 lacs (valid at least for five years) against 25% of balance amount of EDC and you shall submit an undertaking take you shall pay balance amount of External Development Charges Rs. 148.705 lacs in 3 half yearly installment with interest.

7. To deposit an amount of Rs. 4,21,875/- on account of Balance license fee through online e-payment module available on departmental website i.e. www.tcpharyana.gov.in

8. To furnish an undertaking on non-judicial stamp paper of Rs. 100/- to the following effect:-

- 3202-80-12
- (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 issuance 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 Shahri Vikas Pradhikaran 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 will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities as per provisions of DDJAY policy-2016. 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 has been earmarked on the enclosed layout plan.
 - (v) That you shall understand that the development/construction cost of 24 m/18 m and other 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 Director.
 - (vi) 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.
 - (vii) That you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of Director till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Shahari Vikas Pradhikaran services or any other execution agency.
 - (viii) 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.
 - (ix) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- 3202-80-12

- (x) 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.
- (xi) That you shall use only LED fitting for internal lighting as well as campus lighting.
- (xii) 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.
- (xiii) 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.
- (xiv) That you shall keep pace of development at least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- (xv) 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.
- (xvi) That you shall complete the project within seven years (5+2 years) from date of grant of license as per clause (ii) of the policy notified on 01.04.2016.
- (xvii) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- (xviii) That you will 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.
- (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 licensee have to deposit thirty percentage of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- (xx) That no further sale has taken place after submitting application for grant of license.
- (xxi) That you shall not give any advertisement for sale of plots/commercial are before the approval of layout plan.
- (xxii) That you shall construct the access to the site upto higher order road in concurrence with the concerned authority before allotment of plot.
- (xxiii) 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.
- (xxiv) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.

- (xxv) That you shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(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.
- (xxvi) 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.
- (xxvii) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- (xxviii) The implementation of such mechanism shall, however, have no bearing on EDC installment 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 installments that are due for payment that paid as per the prescribed schedule.
- (xxix) That applicant shall abide by the terms and conditions of policy 08.02.2016 (DDJAY) as amended from time to time, and other direction given by the Director time to time to execute the project.
- (xxx) That you shall abide by all the provisions of Act no. 8 of 1975 and Rules framed thereunder as amended from time to time.
- (xxxi) That the owner/developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Residential Plotted Colony after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.
- (xxxii) That applicant 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 Controlled Board or any other Authority Administering the said Act.
- (xxxiii) That licenced land forming the part of Sector, Road, Service roads, Green belts and 24/18 mtrs wide road as the case may be land pockets which are earmarked for community sites shall be transferred within a period of 30 days in favour of Government from the date of approval of Zoning Plan.
- (xxxiv) That you shall obey all the directions/restrictions imposed by the Department from time to time
9. That the 50% saleable area, earmarked in the approved layout plan and freezed as per clause 5(i) of DDJAY policy dated 08.02.2016 shall be allowed to sell only after completion of all Internal Development Works in the colony.
10. You shall submit an indemnity bond, indemnifying by the Director against any loss/claim arising out of any pending litigation.
11. That you shall submit an affidavit duly attested by 1st Class Magistrate, to the effect that applicants have not submitted any other application for grant of licence 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 Schedule Roads and Controlled Areas restrictions of Unregulated Development Act, 1963 or have not applied for licence / permission under any other law for the time being in force.

12. That you shall submit the layout plan for the applied area before grant of licence.
13. That you shall submit access permission from concerned authority for taking access from Jagadhari-Bilaspur Road (Schedule Road No. 33) before grant of licence.
14. That you shall complete the demarcation at site within 7 days and will submit the demarcation plan in the O/o DTP, Yamunanagar within 15 days of issuance of this letter.
15. That you shall submit a certificate from DRO/Deputy Commissioner, Yamunanagar certifying that the applied land is still under ownership of applicant company.
16. You shall intimate your official Email ID and the correspondence on this email ID by the Deptt. will be treated receipt of such correspondence.

DA/Land schedule.



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

Endst. No. LC-4626-B-JE (SB)-2022/

Dated:

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

1. The Deputy Commissioner, Yamunanagar.
2. Senior Town Planner, Panchkula.
3. District Revenue Officer, Yamunanagar.
4. District Town Planner, Yamunanagar with a request to send the verification report of demarcation at site.
5. Project Manager (IT) with the request to update the status on website of the Department.



(Narender Kumar)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

To be read with LOI Memo no. 26163 Dated 29/08/2022 of 2022

Detail of land owned by Jayant Buildhome Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Jarauda	9	6	3-8
		15	8-0
	10	9	0-13
		10	3-0
		11	8-0
		12min	6-4
		13min	3-4
		14min	0-2
		17min	3-7
		18min	7-18
		23/2/1	0-13
		24/1min	0-18
		Total	45-7

Or 5.66875 Acres


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Jawahar Lal Nehru