

# Directorate of Town and Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349  
website: tcpharyana.gov.in e-mail: tcpharyana7@gmail.com

Regd.

To

1. ADM Developers,  
Plot No. 559, 2<sup>nd</sup> Floor,  
Sector-39, Gurugram.

✓ 2. Vedmaan Group,  
H. no. 614/17, Shubash Nagar, Talao Road,  
Jhajjar.

Memo. No. LC-4747-JE(MK)-2023/ 34881 Dated: 18/1/23

Subject:

Request for change of developer from ADM Developers to Vedmaan Group of Affordable Residential Plotted Colony area measuring 9.64375 acres (licence no. 82 of 2023 dated 17.04.2023) in Sector-36, Jhajjar.

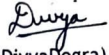
Ref.

Application dated 28.08.2023 on the subject cited above.

The request referred above for change of developer from ADM Developers to Vedmaan Group in respect of Affordable Residential Plotted Colony under DDJAY policy-2016 measuring 9.64375 acres (licence no. 82 of 2023 dated 17.04.2023) in Sector-36, Jhajjar has been considered and in principle approval is hereby granted in accordance with the provisions of policy dated 18.02.2015 subject to the fulfillment of following conditions within a period of 90 days from issuance of this letter:-

1. Fresh Agreement LC-IV, Bilateral Agreement to be executed on behalf of the new entity and bank guarantees to be furnished by the bank on behalf of the new entity against internal development works and external development charges.
2. An undertaking by new entity to abide by the provisions of Act/Rules and all the directions that may be given by the DGTCP in connection with the above said license.
3. An undertaking by new entity to settle all the pending/outstanding issues, if any, in respect of all the existing as well as prospective allottees.
4. An undertaking by new entity that all the liabilities of the existing developer shall be owned by new entity.
5. An undertaking by new entity to be liable to pay all outstanding dues on account of EDC and interest thereon, if any, in future, as directed by the DGTCP.
6. To clear the existing EDC/SIDC dues, as specifically directed by the DGTCP.
7. Existing Developer shall submit self-certificate alongwith certificate of Chartered Accountant that 15% profit margin is not exceeded from the project cost at the time of submission of application for change of developer. New entity shall submit undertaking that in case, in future, if it is noticed that the net profit was beyond 15% then the surplus profit alongwith interest @ 12% will be recovered from the colonizer, who is seeking change of developer.
8. Fresh NOC from existing developer company shall be submitted regarding change of developer alongwith an affidavit that all the required documents submitted earlier in regard of change of developer are still in relevance.

9. Objections regarding change in developer shall be invited from the stakeholders/allottees, if any, through public notice as well as notice under registered cover, as per the detailed procedure laid down in policy dated 25.01.2021 (for the purpose of seeking objections only).



(DivyaDogra)  
District Town Planner (HQ)  
For Director General, Town & Country Planning,  
Haryana, Chandigarh

Endst. No. LC-4747-JE (MK)-2023/

Dated:

A copy is forwarded to the following for information:-

1. Senior Town Planner, Rohtak with the request to submit report regarding objection/suggestions received, if any, w.r.t. proposed change of developer.
2. District Town Planner, Jhajjar.

  
(DivyaDogra)

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

## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh

Phone : 0172-2549349 Email: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

Website: <http://tcpharyana.gov.in>

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### ORDER

Whereas licence No. 82 of 2023 dated 17.04.2023 has been granted in favour of Sh. Anup Singh S/o Dalip Singh, Sh. Ashok S/o Sh. Karan Singh, Sh. Amit S/o Sh. Om Parkash, Sh. Manbir S/o Sh. Chattar Singh, Smt. Anita W/o Sh. Raj Kumar, Smt. Preeti D/o Sh. Raj Kumar, Smt. Om Pati Wd/o - Geeta D/o- Amit S/o Om Parkash, Smt. Meva Wd/o- Parmila D/o - Ashok Kumar S/o Sh. Karan Singh in collaboration with ADM Developers. Plot No. 559, 2<sup>nd</sup> Floor, Sector-39, Gurugram for development of affordable residential plotted colony over an area measuring 9.64375 acres in village Jhajjar, Sector-36, District- Jhajjar under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed there under.

2. The in-principle approval for transfer of license and change of developer for an area measuring 9.60625 acres (after correction in the licenced area in lieu of badar no. 257) in favour of Vedmaan Group was granted vide this office memo no. 22658 dated 11.07.2023 & memo no.34880 dated 18.10.2023 under the provisions of Section 3D of Act of 1975 and Rule 17 of Rules 1976. Upon compliance of the terms and conditions of said in principle approval within prescribed period of 90 days and submission of documents, the licensed area measuring 9.60625 acres (for which revenue documents have been verified) is hereby transferred under Rule 17 of the Haryana Development & Regulation of Urban Areas Rules, 1976 and developer of entire licenced area measuring 9.60625 acres changed to Vedmaan Group. The terms and conditions as stipulated in the above said license will remain the same and will be complied with by Vedmaan Group. The revised land schedule of License No. 82 of 2023 dated 17.04.2023 is enclosed herewith. The transferee company will also abide by the terms and conditions of the agreement LC-IV and Bilateral Agreement executed with the Director, Town & Country Planning, Chandigarh.

The approval of all the plans accorded in favour of original developer shall now be deemed approved in favour of Transferee Company.

Dated: .....

Place: Chandigarh

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


Endst. No. LC-4747-PA(SK)/2024/ 9276

Dated 13/03/24

A copy is forwarded to the following for information and necessary

action:-

1. Sh. Anup Singh S/o Dalip Singh, Sh. Ashok S/o Sh. Karan Singh, Sh. Amit S/o Sh. Om Parkash, Sh. Manbir S/o Sh. Chattar Singh, Smt. Anita W/o Sh. Raj Kumar, Smt. Preeti D/o Sh. Raj Kumar, Smt. Om Pati Wd/o - Geeta D/o- Amit S/o Om Parkash, Smt. Meva Wd/o- Parmila D/o - Ashok Kumar S/o Sh. Karan Singh In collaboration with ADM Developers, Plot No. 559, 2<sup>nd</sup> Floor, Sector-39, Gurugram
2. Vedmaan Group, H. no. 614/17, Shubash Nagar, Talao Road, Jhajjar.
3. Chief Administrator, HSVP, Panchkula.
4. Addl. Director, Urban Estates Department, Haryana, Panchkula.
5. Superintending Engineer, HSVP, Panchkula.
6. Land Acquisition Officer, Rohtak.
7. Senior Town Planner, Rohtak.
8. District Town Planner, Panipat and
9. Chief Accounts Officer of this Directorate.

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



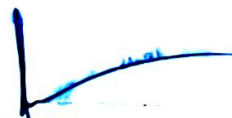
To be read with license no. 82 of 2023

Revised land schedule is as under:-

Detail of land owner by Vedmaan Group:-

Village	Rect. No.	Killa No.	Area K-M
Jhajjar	276	21	8-0
	277	24/2	4-0
		25	7-12
	280	3/2 min	5-12
		4/1 min	3-19
		4/3	0-5
		5	7-4
		6/1	7-10
		7/1	1-19
	281	1/1	2-0
	280	7/3 min	2-11
		8/1	4-0
		15/1/1	1-7
	281	1/2	6-0
		10	8-0
		11/1	2-18
	280	15/2/1	4-0
		<b>Total</b>	<b>76-17 or 9.60625 acres</b>

Note- khasra no. 280//3/2 min (1-16-2), 8/1 min (2-8-6), 4/1 min (0-2-0), 7/1 min (0-3-8) Total 4k-10m-7s are under mortgage against IDW.

  
**Director**  
**Town & Country Planning**  
**Haryana, Chandigarh**  
*Suman (Patel)*

## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349  
Web site [tpharyana.gov.in](http://tpharyana.gov.in) - e-mail: [tpharyana7@gmail.com](mailto:tpharyana7@gmail.com)

FORM LC -V  
(See Rule 12)

License No. 82 of 2023

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to Sh. Anup Singh S/o Dalip Singh, Sh. Ashok S/o Sh. Karan Singh, Sh. Amit S/o Sh. Om Parkash, Sh. Manbir S/o Sh. Chattar Singh, Smt. Anita W/o Sh. Raj Kumar, Smt. Preeti D/o Sh. Raj Kumar, Smt. Om Pati Wd/o - Geeta D/o- Amit S/o Om Parkash, Smt. Meva Wd/o- Parmila D/o - Ashok Kumar S/o Sh. Karan Singh In collaboration with ADM Developers. Plot No. 559, 2<sup>nd</sup> Floor, Sector-39, Gurugram for setting up of affordable residential plotted colony under DDJAY-2016 over an area measuring 9.64375 acres situated in the revenue estate of village Jhajjar, Sector-36, Jhajjar.

1. The particulars of the land, wherein the aforesaid affordable residential plotted colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
  - i) That the affordable residential plotted colony will be laid out in confirmation to the approved layout plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
  - ii) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder are duly complied with.
  - iii) 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 to the Govt. within 30 days of approval of zoning plan.
  - iv) 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.
  - v) 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 to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975 within a period of 30 days from approval of zoning plan.
  - vi) That you shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.

  
Director General  
Town & Country Planning  
Haryana, Chandigarh

- vii) 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 Restriction of Unregulated Development Act, 1963.
- viii) That you will transfer 10% area of the licenced colony to the Government for provision of community facilities as per policy dated 08.02.2016 as amended from time to time. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions. The same shall be transferred to the Government within 30 days of issuance of zoning plan. Alternatively, the said community site may also be developed as per policy dated 25.08.2022.
- ix) That you have 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.
- x) 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.
- xi) That you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Shehari Vikas Pradhikaran or any other execution agency.
- xii) 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.
- xiii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiv) 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.
- xv) That you shall use only LED fitting for internal lighting as well as campus lighting.
- xvi) 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.
- xvii) 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.
- xviii) 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.
- xix) 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.


- xx) 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.
- xxi) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- xxii) 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 as amended from time to time.
- xxiii) 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 the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- xxiv) That no further sale has taken place after submitting application for grant of license.
- xxv) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- xxvi) 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.
- xxvii) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxviii) That the owner/developer 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.
- xxix) 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.
- xxx) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- xxxi) 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.
- xxxii) 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.
- xxxiii) 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, you



shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.

- xxxiv) That you shall abide by all the provisions of Act no. 8 of 1975 and Rules framed thereunder as amended time to time.
- xxxv) That the provision of Real Estate (Regulations and Development) Act, 2016 and rules framed thereunder shall be followed letter and spirit.
- xxxvi) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- xxxvii) That you shall maintain the UGT and underground STP and the green above the same through proper horticulture in this residential colony.
- xxxviii) That applicant shall not encroach the revenue rasta passing through the site, if any and shall not object for free movement.
3. The licence is valid up to 16/4/2028.

Dated: 17/4/2023.  
Place:  
Endst. No. LC-4747- JE (MK)-2023/ 10833

  
(T. L. Satyaprakash, IAS)  
Director General,  
Town & Country Planning  
Haryana, Chandigarh India  
Dated: 17-04-2023

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

1. Sh. Anup Singh S/o Dalip Singh, Sh. Ashok S/o Sh. Karan Singh, Sh. Amit S/o Sh. Om Parkash, Sh. Manbir S/o Sh. Chattar Singh, Smt. Anita W/o Sh. Raj Kumar, Preeti D/o Sh. Raj Kumar, Smt. Om Pati Wd/o, Smt. Geeta D/o- Amit S/o Om Parkash, Smt. Meva Wd/o- Parmila D/o - Ashok Kumar S/o Sh. Karan Singh In collaboration with ADM Developers. Plot No. 559, 2<sup>nd</sup> Floor, Sector-39, Gurugram, alongwith a copy of agreement, LC-IV B & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Rohtak.
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Rohtak along with a copy of agreement.
11. Land Acquisition Officer, Rohtak.
12. Senior Town Planner, Rohtak alongwith layout plan.

13. District Town Planner, Jhajjar along with a copy of agreement and layout plan and with a request to give report in respect of requirement of community sites as per policy dated 25.08.2022.
14. Chief Accounts Officer O/o DGTCP, Haryana, Chandigarh along with a copy of agreement.
15. Nodal Officer (Website) to update the status on the website.

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(Divya Dogra)  
District Town Planner (HQ)  
For Director General, Town & Country Planning  
Haryana Chandigarh

To be read with License no ..... 82. .... dated 17/4/..... of 2023

Detail of land owned by Anup Singh S/o Sh. Dilip Singh -1/3 Share

Ashok S/o Sh. Karan Singh - 1/6 Share

Amit S/o Sh. Om Parkash - 1/6 Share

Manbir S/o Sh. Chattar Singh - 1/6 Share

Anita W/o Sh. Raj Kumar - 1/6 Share

Village	Rect. No.	Killa No.	Area (K-M)	
Jhajjar	276	21	8-0	
		24/2	4-6	
		25	7-12	
		3/2Min	5-12	
		4/1 Min	3-19	
		4/3	0-5	
		5	7-4	
		6/1	7-10	
		7/1	1-19	
		281	1/1	2-0
		280	7/3 Min	2-11
			8/1	4-0
			15/1/1	1-7
			Total	56-5

2. Detail of land owned by Anup Singh S/o Sh. Dilip Singh - 1/2 Share

Manbir Singh S/o Sh. Chatter Singh -1/ 4 Share

Anita Wd/o Sh. Raj Kumar - 3/16 Share

Preeti D/o Sh. Raj Kumar - 1/16 Share

Village	Rect. No.	Killa No.	Area (K-M)
Jhajjar	281	1/2	6-0
		10	8-0
		11/1	2-18
		Total	16-18

3. Ompati Wd/o -Geeta D/o -Amit S/o - Om Parkash -1/2 Share

Meva Wd/o- Pramila D/o- Ashok Kumar S/o Sh. Karan Singh- 1/2 Share

Village	Rect. No.	Killa No.	Area (K-M)
Jhajjar	280	15/2/1	4-0
	Grand Total		77-3

Or 9.64375 Acres

Note- Killa no. 280//3/2min (1-16-2),8/1 min(2-8-6),4/1min(0-2-0),7/1min(0-3-8) total 4K-10M-7S of village Jhajjar are under mortgage.

  
Director General  
Town & Country Planning  
Haryana, Chandigarh  
Guman Patwari