

## Directorate of Town & Country Planning, Haryana

Plot No. 3, Nagar Yojna Bhawan, Sector 18 A, Madhya Marg, Chandigarh

Phone: 0172-2549349 e-mail: tcpharyana7@gmail.com

website: -http://tcpharyana.gov.in

LC-III  
(See Rule 10)

To

Azumi Developers Pvt. Ltd,  
Sh. Jagmaal S/o Sh. Shivalal, Sh. Babulal-Deepak Ss/o Sh. Bani Ram,  
Sh. Rajpal S/o Sh. Hariram, Sh. Premi Parkash S/o Sh. Ram Narayan,  
In collaboration with Azumi Developers Pvt. Ltd,  
Regd. Office: 1962/3, Rajeev Nagar,  
Gurugram-122001

Memo No. LC-5078-PA(VA)-2023/ 19385

Dated: 16-06-2023

**Subject:** Request for grant of licence for setting up of an Affordable Residential Plotted Colony (DDJAY) over an area measuring 9.0 acres falling in the revenue estate of village Ladhuwas, Sector-34, District Rewari- Issuance of LOI.

Please refer your application dated 21.03.2023, 16.05.2023 & 07.06.2023 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 an Affordable Residential Plotted Colony (DDJAY) over an area measuring 9.0 acres falling in the revenue estate of village Ladhuwas, Sector-34, District Rewari has been considered and it is proposed to grant a licence 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 licence shall be refused.

3. To deposit an amount of ₹ 80.58015 Lacs on account of EDC in favour of the Director General, Town & Country Planning, Haryana through online mode.

(Note: The above demanded fee & charges are subject to audit and reconciliation of accounts).

4. To submit BG amounting ₹ 60.4351125 lacs against the balance amount of External Development Charges amounting ₹ 241.74045 lacs\*.

\*It is made clear that rate of EDC have been calculated on the basis of EDC Indexation Mechanism Policy dated 11.02.2016, which stands approved by cabinet. If there will be any change and delay in the amendment in the Act/Rules w.r.t. the said rates, then differential amount from the original calculation will required to be deposited as per demand.

5. To furnish bank guarantee amounting ₹ 47.7 lacs against the total cost of Internal Development Works amounting ₹ 190.8 \*\* lacs

or

To mortgage 10% 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 licence alongwith the revenue details thereof. The mortgage deed in this regard shall be executed as per the directions of the Department.

Director General  
Town & Country Planning  
Haryana, Chandigarh

AZUMI DEVELOPERS PVT. LTD.

Authorized Signatory



"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, 10% saleable area is mortgaged against the BG of IDW, then this clause will not be applicable).

7. To execute two agreements i.e. LC-IV & Bilateral Agreement on Non-Judicial Stamp Paper of 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 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.
- 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 are due for payment that paid as per the prescribed schedule.

8. 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 construct 18/24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government.
- iii) That area coming under the sector roads and restricted belt/green belt, if any, which forms part of licenced 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.
- iv) That you shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
- v) That you 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 Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1963.
- vi) 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 licence.
- vii) 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.

FOR AZUMI DEVELOPERS PVT. LTD.

Authorized Signatory

14/08/2020  
14/08/2020  
14/08/2020



- viii) 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.
- ix) That you shall make your 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 Shehari Vikas Pradhikaran or any other execution agency.
- x) 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.
- xi) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- 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 licence to enable provision of site in licenced 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 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.
- 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 seven years (5+2 years) from date of grant of licence as per clause 1(ii) of the policy notified on 01.04.2016.
- xviii) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- xix) 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.
- xx) 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 seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- xxi) That no further sale has taken place after submitting application for grant of licence.
- xxii) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- 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.

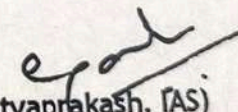
Authorized Signatory



- xxv) That you shall abide by the terms and conditions of policy of DDJAY and other direction given by the Director time to time to execute the project.
- xxvi) 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, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.
- xxvii) That you shall not encroach the revenue rasta passing through the site, if any and shall not object for free movement.
9. That you shall submit a certificate from the Deputy Commissioner/District Revenue Authority stating that there is no further sale of the land applied for licence till date and applicant companies/individual are owners of the land.
10. That you shall submit the NOC from Divisional Forest Officer Rewari before grant of final permission.
11. That you shall submit the correct layout plan as per the norms.
12. That you shall submit an affidavit duly attested by 1st Class Magistrate that there is no other collaboration agreement executed on the applied land.
13. That you shall maintain the ROW of 11 KV HT line passes through the applied site.
14. That you shall submit an affidavit duly attested by 1st Class Magistrate that the applicant company will either transfer 10% area of the licensed colony free of cost to the Government for provision of community facilities or the applicant company shall develop such area in accordance with clause no. 4(j) of policy dated 08.02.2016 and amendment dated 25.08.2022.
15. That the licence will be issued after approval of Sectoral plan of Sector-34, Rewari.

Note:- You shall intimate your official Email ID and the correspondence made to this email ID by the Department shall be treated receipt of such correspondence.

DA/As above.

  
(T.L. Satyaprakash, IAS)  
Director General,  
Town & Country Planning  
Haryana, Chandigarh

Dated:

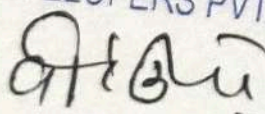
Endst. No LC-5078-PA(VA)-2023/

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

1. The Deputy Commissioner, Rewari.
2. The Additional Director, Urban Estate, Haryana, Sector-6 Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Rewari.

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

For AZUMI DEVELOPERS PVT. LTD.

  
Authorized Signatory



To be read with LOI Memo No. 19385 Dated 16/06/2023 of 2023

Detail of land owned by Azumi Developers Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Ladhuwas	4	14	5-18
		17	8-0
		24	8-0
		4/1	2-2
	10	Total	24-0

Detail of land owned by Jagmaal S/o Shival 1/4

Babulal-Deepak Ss/o Bani Ram 2/6 share

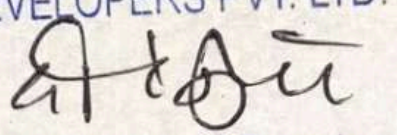
Rajpal S/o Hariram 1/4 share


Prem Parkash S/o Ram Narayan 1/6 share

Village	Rect. No.	Killa No.	Area (K-M)
Ladhuwas	10	4/2	4-12
		5/1	6-14
	4	15/1	4-0
		16/2	6-11
		25	8-0
		6/3/2	1-8
	5	19/2/2	4-17
		20/2	4-18
		22/1	7-0
		Total	48-0
		Grand Total	72-0

Or 9.0 acres

For AZUMI DEVELOPERS PVT. LTD.

  
Authorized Signatory

  
Director General  
Town & Country Planning  
Haryana, Chandigarh