

1. Details of land owned by JAI KRISHAN HI-TECH INFRASTRUCTURES PVT. LTD.

Village	Rect. No.	Killa No.	AREA K-M
Bandepur	15	2/2	0-1
		3/2	0-1
		8/2	1-10
		9/1	6-0
		10/1	0-6
		12	0-13
		13/1	3-13
		<b>Total</b>	<b>12-4</b>

2. Details of land owned by WADIA HOTELS PVT. LTD. 627/1108 SHARE, JAI KRISHAN LIQUORS PVT. LTD. 221/554 SHARE, R.M. CONSTRUCTIONS PVT. LTD. 39/1108 SHARE

Village	Rect. No.	Killa No.	AREA K-M
Ahmedpur	16	6/1	6-19
		7/2/1min	0-18
		26	1-0
		14/2	0-3
		15/2	6-15
		16	8-0
		17/1	7-7
		18/2	4-14
		<b>Total</b>	<b>35-16</b>

3. Details of land owned by WADIA HOTELS PVT. LTD. 103/880 SHARE, JAI KRISHAN LIQUORS PVT. LTD. 57/880 SHARE, R.M. CONSTRUCTIONS PVT. LTD. 09/11 SHARE

Village	Rect. No.	Killa No.	AREA K-M
Ahmedpur	16	19/2min	2-1
		<b>Total</b>	<b>2-1</b>

4. Details of land owned by SARAL BUILDERS PVT. LTD. 33/561 SHARE, JAI KRISHAN HI-TECH INFRASTRUCTURES PVT. LTD. 468/561 SHARE, JAI KRISHAN INFRASTRUCTURES PVT. LTD. 60/561 SHARE

Village	Rect. No.	Killa No.	AREA K-M
Ahmedpur	26	4min	7-17
		7/1	6-10
		14/2	2-16
		15	7-18
		16	2-17
		<b>Total</b>	<b>27-18</b>

  
D.C.P(Hr)

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5. Details of land owned by WADIA HOTELS PVT. LTD.

Village	Rect. No.	Killa No.	AREA K-M
Ahmedpur	15	24min	0-11
	16	22/1min	7-4
		23/2	3-19
	25	1/2	7-16
		2	8-0
Joshi Jatt	26	5	8-0
	21	17/2	5-11
Total			41-1

6. Details of land owned by WADIA HOTELS PVT. LTD. 2/5 SHARE, JAI KRISHAN LIQUORS PVT. LTD. 2/5 SHARE, R.M. CONSTRUCTIONS PVT. LTD. 1/5 SHARE

Village	Rect. No.	Killa No.	AREA K-M
Ahmedpur	25	20	7-18
Total			7-18

7. Details of land owned by WADIA HOTELS PVT. LTD. 1/4 SHARE, JAI KRISHAN LIQUORS PVT. LTD. 3/4 SHARE

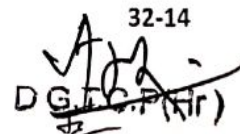
Village	Rect. No.	Killa No.	AREA K-M
Ahmedpur	15	25min	2-17
Total			2-17

8. Details of land owned by WADIA HOTELS PVT. LTD. 7/10 SHARE, JAI KRISHAN INFRASTRUCTURE PVT. LTD. 3/10 SHARE

Village	Rect. No.	Killa No.	AREA K-M
Ahmedpur	16	22/2	0-9
		23/3	0-9
	25	1/1	0-4
		10/1	0-4
Total			1-6

9. Details of land owned by JAI KRISHAN LIQUORS PVT. LTD. 425/708 SHARE, WADIA HOTELS PVT. LTD. 71/354 SHARE, SARAL BUILDERS PVT. LTD. 17/236 SHARE, JAI KRISHAN INFRASTRUCTURES PVT. LTD. 15/118 SHARE

Village	Rect. No.	Killa No.	AREA K-M
Ahmedpur	16	21min	5-6
		23/1	3-12
	25	9	8-0
		10/2	7-16
		26	6
Total			32-14


  
 D.G. (PVT)

10. Details of land owned by FOREMOST ESTATES PVT. LTD.

Village	Rect. No.	Killa No.	AREA K-M
Ahmedpur	25	3/1	7-0
		4/2	3-0
	29	1/2	1-18
		2/1	4-4
		9/3	3-2
Rathdhana	13		
Total			19-4

11. Details of land owned by WADIA HOTELS PVT. LTD. 1/4 SHARE, JAI KRISHAN LIQUORS PVT. LTD. 3/4 SHARE

Village	Rect. No.	Killa No.	AREA K-M
Ahmedpur	25	18	8-0
Total			8-0

12. Details of land owned by A.V.S. INFRASTRUCTURE PVT. LTD.

Village	Rect. No.	Killa No.	AREA K-M
Ahmedpur	25	17	8-0
Total			8-0

13. Details of land owned by R.M. CONSTRUCTIONS PVT. LTD.

Village	Rect. No.	Killa No.	AREA K-M		
Joshi Jatt	21	13/2	2-4		
		14/1	3-8		
		14/2	0-4		
		14/3	3-12		
		16/2min	4-0 ✓		
		17/1	1-16		
		25/2 <sup>ha</sup>	2-0 ✓		
		Ahmedpur	16	27	0-10
				28	3-2
				8/2	0-11
17/2	2-9				
Rathdhana	13	18	3-5		
		26	0-16		
		19/1/2	4-2		
		Total			31-19

14. Details of land owned by WADIA HOTELS PVT. LTD. 2/3 SHARE, R.M. CONSTRUCTIONS PVT. LTD. 1/3 SHARE

Village	Rect. No.	Killa No.	AREA K-M
Joshi Jatt	21	26	0-5

  
 DG (C.P.) (r)  
 22

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15. Detail of land owned by R.M. CONSTRUCTIONS PVT. LTD. 1/4 SHARE, A.V.S. INFRASTRUCTURE PVT. LTD. 1/4 SHARE, JAI KRISHAN ESTATES DEVELOPERS PVT. LTD. 1/2 SHARE

Village	Rect. No.	Killa No.	AREA K-M
Joshi Jatt	21	24/1	0-9
		25/1	0-3
Total			0-12

16. Details of land owned by R.M. CONSTRUCTION PVT. LTD. 1/2 SHARE, M A.V.S. INFRASTRUCTURE PVT. LTD. 1/2 SHARE

Village	Rect. No.	Killa No.	AREA K-M
Joshi Jatt	21	22/1	5-2
Total			5-2

17. Details of land owned by SARAL BUILDERS PVT. LTD. 2/5 SHARE, JAI KRISHAN INFRASTRUCTURES PVT. LTD. 2/5 SHARE, R.M. CONSTRUCTION PVT. LTD 1/5 SHARE

Village	Rect. No.	Killa No.	AREA K-M
Ahmedpur	28	7/1	6-0
Total			6-0

18. Details of land owned by JAI KRISHAN ESTATES DEVELOPERS PVT. LTD.

Village	Rect. No.	Killa No.	AREA K-M
Rathdhana	13	10/1	3-4
		10/3	3-1
		11	8-0
		12	7-12
		20/3	4-8
Total			26-5

19. Details of land owned by JAI KRISHAN ESTATES DEVELOPERS PVT. LTD. 2/3 SHARE, WADIA HOTELS PVT. LTD. 1/3 SHARE

Village	Rect. No.	Killa No.	AREA K-M
Rathdhana	13	3	4-18
		4	0-1
		7	0-0
		8	6-5
		9/2	0-18
		13	4-11
		18	4-10
		26	0-10
Total			21-13

*[Signature]*  
D.G.F.C.P.(Nr)



20. Details of land owned by JAI KRISHAN INFRASTRUCTURES PVT. LTD. 2/3 SHARE, JAI KRISHAN LIQUORS PVT. LTD. 1/3 SHARE


Village	Rect. No.	Killa No.	AREA K-M
Rathdhana	12	20min	2-9
Total			2-9

21. Details of land owned by SARAL BUILDERS PVT. LTD. 1/3 SHARE, JAI KRISHAN INFRASTRUCTURES PVT. LTD. 4/9 SHARE, JAI KRISHAN LIQUORS PVT. LTD. 2/9 SHARE

Village	Rect. No.	Killa No.	AREA K-M
Rathdhana	11	27	0-7
Total			0-7

Grand Total

293K-11M or  
36.69375 Acres

  
**Director General**  
**Town & Country Planning**  
**Haryana, Chandigarh**  
*Jeevan Patwari*  
**(JEEVAN PATWARI)**

**LC-III**  
(See Rule 10)

To

Regd.

Jai Krishan Hitech Infrastructure Pvt. Ltd.  
Wadia Hotels Pvt. Ltd.  
Jai Krishan Liquors Pvt. Ltd.  
RM Construction Pvt. Ltd.  
Sara Builders Pvt. Ltd.  
Jai Krishan Infrastructures Pvt. Ltd.  
Foremost Estate Pvt. Ltd.  
AVS Infrastructure Pvt. Ltd.  
Jai Krishan Estate Developers Pvt. Ltd.  
In collaboration with Jai Krishna Artec-JV  
8-B, Hansalya Building, 15 Bara Khamba Road,  
Connaught Place, New Delhi-01

Memo No. LC-833B-PA(SN)-2016/ 28007

Dated: 27-12-2016

Subject:- **Letter of intent for grant of license for setting up of residential plotted colony over an additional area measuring 36.69375 acres in the revenue estate of village Joshi Jat, Rathdhana, Ahmedpur & Bandepur, Sector 26A, 26 & 27, Sonapat Kundli Multifunctional Urban Complex.**

Please refer to your application dated 11.02.2016 on the matter cited as subject above.

Your request for grant of license under section 3 of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed thereunder for the development of residential plotted colony over an additional area measuring 36.69375 acres in the revenue estate of village Joshi Jat, Rathdhana, Ahmedpur & Bandepur, Sector 26A, 26 & 27, Sonapat Kundli Multifunctional Urban Complex has been examined & considered by the Department and it is proposed to grant license to you. 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 notice, failing which the 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 (in acres)	Rate Per acre (in Lac)	Amount (in Lac)	25% bank guarantee required (in Lac)
Plotted component	36.69375	25.00	917.34	248.15
Community sites			75.25	
Total			992.59	

**External Development Works:**

	Area (in acres)	Rate Per acre (in Lac)	Amount (in Lac)	25% bank guarantee required (in Lac)
Plotted Component	36.69375	72.87	2673.87	668.47

*App.*



4. 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.

Further, that the 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 and increase in the number of facilities in Layout Plan, you would be required to furnish an additional bank guarantee within 30 days on demand.

5. To execute two agreements i.e. LC-IV and Bilateral Agreement LC-IV-B on Non-Judicial Stamp Paper of Rs. 10/-. Copies of the specimen of said agreements are enclosed herewith for necessary action.
6. To deposit an amount of Rs. 2,59,80,515/- (Rupees two crore fifty nine lac eighty thousand five hundred & fifteen only) on account of balance license/scrutiny fee and Rs. 1,85,62,450/- (Rupees one crore eighty five lac sixty two thousand four hundred & fifty only) on account of conversion charges through Bank Draft in favour of the Director General, Town & Country Planning, Haryana payable at Chandigarh.  
(Note: The above demanded fee & charges are subject to audit and reconciliation of accounts).
7. To deposit deficit scrutiny fee on account of revised layout plan amounting Rs. 8,98,263/- and Rs. 5,36,536/- on account of composition fee.
8. To furnish an undertaking on non-judicial stamp paper of Rs. 10/- to the following effect:-



- (i) That you shall deposit the Infrastructure Development Charges of Rs. 5,56,87,660/- (Rs. five crore fifty six lac eighty seven thousand six hundred and sixty only) @ Rs. 375/- per sqm for plotted component, in two equal installments; first within 60 days from issuance of license and second within six months through Bank Draft in favour of the Director General, Town & Country Planning, Haryana payable at Chandigarh. Any default in this regard will attract interest @ 18% per annum for the delayed period.
- (ii) 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.
- (iii) 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 free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
- (iv) That you shall construct at its own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centers and other community buildings on the land set apart for this purpose, within a period of four years from date of grant of license extendable by the Director for another period of two years, for the reasons to be recorded in writing, failing which the land shall vest with the Govt. after such specified period, free of cost, in which case the Govt. shall be at liberty to transfer such land to any person or any institution including a local authority, for the said purposes, on such terms and conditions, as it may deem fit.
- (v) That you shall integrate the services with Haryana Urban Development Authority services as and when made available.



- (vi) 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.
- (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.
- (viii) That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- (ix) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority.
- (x) 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.
- (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 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 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.
- (xv) 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.
- (xvi) 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.
- (xvii) 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.
- (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 allot EWS category plots as per departmental policy dated 08.07.2013 and as amended from time to time.
- (xx) That no further sale has taken place after submitting application for grant of license.
- (xxi) That you shall not raise any construction on the land falling within ROW of 132 KV HT line passing through the site.
- (xxii) That this land has not be sold to any person after entering into collaboration agreement with the colonizer to whom LOI is being issued and also that presently there is no collaboration agreement inforce with any other person for the same land.
9. To furnish a fresh agreement in continuation of the collaboration agreement submitted earlier with Jai Krishna Artec-JV mentioning that:-
- a) Jai Krishna Artec-JV shall be responsible for compliance of all terms and conditions of license/provisions of Act 8 of 1975 and Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DGTCP, Haryana, whichever is earlier.
- b) The said agreement is still valid and shall be irrevocable and no modification/alteration etc. in the terms and conditions of the said agreement can be undertaken, except after obtaining prior approval of DGTCP, Haryana.
10. That you shall submit an application alongwith requisite undertaking, 10% fee and required BG under the EDC relief policy dated 12.04.2016 against the license No. 1277-1280 of 2006 within the validity period of policy dated 12.04.2016 i.e. prior to 20.01.2017.
11. That you shall submit a certificate from the Deputy Commissioner/DRO, Sonapat stating that there is no further sale of the land applied for license till date and applicant companies are owner of the land.
12. That you will have to submit revised layout plan of the colony making provision of community sites in conformity with the Departmental norms before grant of license.
13. That you will intimate your official Email ID and the correspondence on this email ID by the Deptt. will be treated receipt of such correspondence.

  
(Arun Kumar Gupta)  
Director General,  
Town & Country Planning  
Haryana Chandigarh  
Dated: 

Endst. No LC- 833B-PA(SN)-2016/

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

1. Deputy Commissioner, Sonapat.
2. Senior Town Planner, Rohtak.
3. District Revenue Officer, Sonapat.
4. District Town Planner, Sonapat.

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