

# Directorate of Town and Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh,  
Phone: 0172-2549349; e-mail: tcpharyana6@gmail.com

LC-III  
(See Rule 10)

To

✓  
Ralith Reality Pvt. Ltd. &  
Pisces Merchandise Pvt. Ltd.  
in collaboration with Ralith Reality Pvt. Ltd.  
B-903, NPSC Society, Plot no. 5, Sector 2, Dwarka,  
New Delhi-110075.

Memo No. LC-5022-JE (RK)/2024/ 25673

Dated: 12-08-24

**Subject:** Letter of Intent for grant of licence for setting up of Residential Plotted Colony over an area measuring 21.36875 in revenue estate of village Azizalpur, Sector-19 A, Panipat.

Please refer to your application dated 27.12.2022 on the above cited subject.

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 the development for setting up of Residential Plotted Colony over an area measuring 21.36875 in revenue estate of village Azizalpur, Sector-19 A, Panipat has been considered by the Department. 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 licence shall be refused:

2. To furnish the bank guarantees on account of Internal Development Works for the amount calculated as under: -

**A. Internal Development Works:**

Residential component = 20.52975 acres x 20 lac = Rs. 410.595 lacs

Commercial component = 0.839 acre x 50 lac = Rs. 41.95 lacs

Total amount of IDW = Rs. 452.545 lacs, against which 25% BG amounting to Rs.113.13625 lacs is required to be deposited.

OR

\* You have an option to 10% 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 licence alongwith the revenue details thereof and mortgage deed in this regard shall be executed as per directions of the department.

\*\* It is made clear 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/estimates according to the approved layout plan/building plan. With an increase in the cost of construction and an increase in the number of facilities in the layout plan, you would be required to furnish an additional Bank Guarantee within 30 days of demand.

**B. External Development Works:**

Residential component = 20.52975 acres x 72.867 lac = Rs. 1495.942 lacs

Commercial component = 0.839 acre x 291.470 lac = Rs. 244.543 lacs

Director  
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CR

Total amount of IDW = Rs. 1740.485 lacs, against which 25% BG amounting to Rs.435.12125 lacs is required to be deposited.

OR

\* You have an option to 10% 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 licence alongwith the revenue details thereof and mortgage deed in this regard shall be executed as per directions of the department.

The EDC rates have been calculated on the basis of indexation mechanism for calculation of EDC dated 11.02.2016 in the State of Haryana. The EDC rates are based on 2015-year level and are effective from 01.01.2016 for the period upto 31.03.2019. In the event of increase of rates of external development charges, you will have to pay the enhanced rates of external development charges as finally determined and as and when demanded by the DTCP, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.

3. That you shall deposit an amount of Rs.2,18,49,263/- on account of balance licence fee & Rs. 1,39,50,692/- on account of conversion charges to be deposited online at website i.e. [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)
4. To execute agreements on prescribed proforma LC-IV & bilateral agreement on Non-Judicial Stamp Paper of Rs. 100/- each.
  - a. 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.
  - b. 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.
  - c. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
  - d. 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 instalments that are due for payment that paid as per the prescribed schedule.
5. To furnish an undertaking on non judicial stamp paper to the following effect that:-
  - a. That you shall pay the Infrastructure Development Charges amounting to Rs.3,49,76,324/- @ Rs. 375/- per sq m for the plotted component and Rs. 750/- for commercial component, in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
  - b. That you shall pay proportionate EDC as per schedule prescribed by the Director.
  - c. 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 free of cost to the Govt.

- d. 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.
- e. 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.
- f. That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana.
- g. That you shall construct at your own cost, or get constructed by any other institution or individual at its costs, the community buildings on the lands set apart for this purpose, within four years from 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 Government after such specified period, free of cost, in which case the Government 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 & conditions, as it may deem fit.
- h. That you shall integrate the services with Haryana Urban Development Authority services as and when made available.
- i. 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.
- j. That you have understood that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and you 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.
- k. 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.
- l. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority.

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Haryana, Chandigarh

- m. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- n. That you shall make provision of solar photovoltaic power plant as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- o. That you shall use only LED fitting for internal lighting as well as campus lighting.
- p. 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.
- q. That you shall submit compliance of Rule 24, 26 (2), 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 from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- r. That you shall permit the Director or any other office authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.
- s. That you shall not give any advertisement for sale of commercial area before the approval of layout plan / building plans of the same.
- t. That you shall 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 & its further amendments from time to time.
- u. That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- v. That you shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/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. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
- w. That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.

- x. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.
- y. That no further sale of the licence applied land has taken place after submitting application for grant of licence.
6. That you shall submit a certificate from the Deputy Commissioner, Panipat/ District Revenue Authority stating that there is no further sale of the land applied for license till date and you are the owner of the land.
7. That you enhance the paid up capital upto Rs.8.00 Crores and shall submit the form PAS-3 regarding the same before grant of license.
8. That you shall submit the access permission for 7.5 mtr. wide bridge from competent authority before grant of license.
9. That you shall submit the addendum collaboration agreement by omitting clauses 3.1 (iv), 8.2 & 13.10 of addendum agreement no. 8814 dated 21.12.2022 before grant of license.
10. That the licence shall only be granted once final sanction/approval from NCRTC on the State Government proposal regarding shifting of site of RRTS depot/ corridor from the applied site is submitted.
11. That you shall submit the corrected layout plan within 7 days after rectifying the following observations:
- Proper approach to the plot no. E-28 has not been provided.
  - Green-8 is obstructed the approach to the colony, hence the same may be re-planned.
  - Plot no. G-42 has not been provided as per norms.
  - Very small pockets of green area have been provided which may be re-planned.
  - Area of Nursery School site is proposed more than the 0.20 acre which may be reduced and proposed 0.20 acre.
12. That you shall intimate the official Email ID and the correspondence on this email ID by the Deptt. will be treated receipt of such correspondence.

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

Endst no.LC-5022- JE (RK)/2024/

Dated:

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

- Deputy Commissioner, Panipat.
- District Revenue Officer, Panipat.
- Senior Town Planner, Rohtak.
- District Town Planner, Panipat.

(S. K. Sehrawat)  
Senior Town Planner (HQ)  
For: Director, Town and Country Planning  
Haryana, Chandigarh

To be read with Licence No. 25673 Dated 12/08/2024

Detail of land owned by Ralith Reality Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M-S)	
Azizulapur	2	25	3-19-0	
	3	21/1	1-13-0	
		21/2	5-15-0	
		22	8-0-0	
		23/1	6-4-0	
		23/2	1-4-0	
		14	1/1	2-16-0
			1/2	4-12-0
			2	8-0-0
			3/1	6-4-0
			3/2	1-4-0
			8/1	1-2-0
			8/2	6-6-0
			9	8-0-0
			10/1	6-16-0
	10/2		0-12-0	
	11/2	3-14-0		
	12/2	5-7-0		
	13/1/2	5-7-0		
	13/2/2	0-19-0		
	15	2	8-0-0	
		3	8-0-0	
		4/1	5-8-0	
		6/1	6-14-0	
		6/2	0-13-0	
		7	8-0-0	
		8/2/1	2-0-0	
8/2/2		5-9-0		
9/1/2		6-0-0		
13/2		0-0-0		
14/2		0-18-0		
15/2		2-9-0		
26		0-9-0		
27	0-12-0			

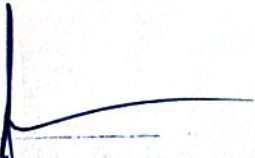
D.T.C.P (HR)  
Suman Patwaris

2	16/2	6-12-0
	23/2	4-16-0
	24	7-7-0
	<b>Total</b>	<b>161-1-0</b>

**Detail of land owned by Pisces Merchandise Pvt. Ltd. 1/2 share, Ralith Reality Pvt.**

**Ltd. 1/2 share**

Azizulapur	2	19/2/1	0-9-0
		22	7-7-0
		23/1/1	2-2-0
		<b>Total</b>	<b>9-18-0</b>
		<b>Grand Total</b>	<b>170-19-0</b>
			<b>Or 21.36875 acres</b>

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