

Directorate of Town & Country Planning, Haryana

Nagar Yojna Bhawan, Madhya Marg, Sector 18A, Chandigarh.

Phone : 0172-2549349 Email: tcpharyana7@gmail.com

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

LC-III
(See Rule 10)

To

Aarize Township LLP
MB-05, Parkash Deep Building, 7, Tolstoy Marg,
Connaught Place, New Delhi-110001. .

Memo No. LC-5352-JE(SB)/2025 / 12894 Dated: 11-04-2025

Subject: Letter of Intent for grant of license for setting up of Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 9.4166 acres in the revenue estate of village Karnal, Sector-34, Karnal.

Please refer to your applications dated 07.03.2024, 12.03.2024, 22.04.2024 & 12.07.2024 & 17.07.2024 on the subject cited matter.

Your request for grant of license under Section-3 of The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 for development of Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 9.4166 acres in the revenue estate of village Karnal, Sector-34, Karnal has been examined/considered by the Department under policy dated 08.02.2016 and its subsequent amendments, and it is proposed to grant license to you. However, before grant of licence, you are called upon to fulfil the following requirements/pre-requisites laid down in Rule 11 of Rules, 1976 within a period of 60 days from the date of issuance of this notice, failing which the grant of license shall be refused.

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

Internal Development Works:

Residential component = 9.0399 acres x 20 lac = Rs. 180.798 lacs

Commercial component = 0.3767 acres x 50 lac = Rs. 18.835 lacs

Total amount of IDW = Rs. 199.633 lacs, against which 25% BG amounting to **Rs. 49.91 lacs** is required to be deposited.

OR

* You have an option to mortgage 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.

3. That you shall deposit an amount of **Rs. 98.81 lacs** on account of External Development Charges through online e-payment module available on departmental website i.e. www.tcpharyana.gov.in alongwith bank guarantee of **Rs. 74.11 lacs** (Valid at least for five years) against 25% of balance amount of EDC and you shall submit an undertaking that you

shall pay balance amount of External Development Charges of Rs. 296.4273 lacs in 3 half yearly instalment.

OR

You shall have an option to mortgage 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 license alongwith the revenue details thereof. The mortgage deed in this regard shall be executed as per the directions of the Department.

4. That you shall deposit an amount of Rs. 7,01,660/- on account of balance licence fee to be deposited online at website i.e. www.tcpharyana.gov.in.
5. To execute two agreements i.e. LC-IV & LC-IV-B Bilateral Agreement on Non-Judicial Stamp Paper of Rs. 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 allottees 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 allottees, 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 get paid as per the prescribed schedule.
6. To furnish an undertaking on non-judicial stamp paper of Rs. 100/- 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 mtr. wide internal circulation road forming part of licensed area at your own cost and transfer the same to the Government within a period of 30 days from approval of zoning plan.
 - iii. That area under the sector roads and restricted belt/green belt, if any, which forms part of licensed area in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred to the Government within a period of 30 days from approval of zoning plan.
 - iv. That you shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.

- v. 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 Haryana Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
- vi. 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.
- vii. 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.
- viii. 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 Shehri Vikas Pradhikaran.
- ix. 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.
- x. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xi. That the provisions of Solar Photovoltaic Power Plant shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for Completion Certificate.
- 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 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 non-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. applicant firm shall also provide detail of calculation of EDC per sqm/per sqft 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 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 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 license 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, as amended from time to time.
- 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 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 no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxiv. That you shall abide by the terms and conditions of the policy notified on 08.02.2016 as amended from time to time.
- xxv. 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, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.
- xxvi. 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.
- xxvii. That you shall maintain the landscape/green cover over the underground STP & UGT.
- xxviii. 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.
- xxix. That you shall comply with the provisions of policy dated 20.10.2020.
7. That you shall submit an affidavit duly attested by 1st Class Magistrate that the applicant company will transfer 10% area of the licensed colony to the Government for provision of community facilities within a period of 30 days of approval of Zoning Plan. Alternatively you shall develop such area in accordance with clause no. 4(j) of policy dated 08.02.2016 and amendment dated 25.08.2022.
8. That you shall undertake to indemnify State Govt./Department for loss occurring or legal complication arising due to pending litigation, if any and the land owning/applicant company will be responsible for the same in respect of applied land.
9. That certificate from DRO/Deputy Commissioner, Karnal will be submitted certifying that the applied land is still under ownership of applicant company and wherein it should also be clearly mentioned that all applied killa nos. are free from all encumbrances, before grant of license.
10. That you shall submit the NOC from District Forest Officer, Karnal regarding applicability of any Forest Law/notifications.

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 Haryana Scheduled 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 intimate your official Email ID and the correspondence made to this email ID by the Department shall be treated legal.

DA/Schedule of land.



(Dr. Chander Shekhar Khare, IAS)
Director,
Town & Country Planning
Haryana Chandigarh

Endst. LC-5352/JE(SB)/2025/

Dated:

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

1. Deputy Commissioner, Karnal.
2. Senior Town Planner, Panchkula.
3. District Revenue Officer, Karnal.
4. District Town Planner, Karnal.


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

To be read with LOI Memo No. 12894 Dated 11/04/2025 of 2025

Village	Name of owner	Rect. No.	Area (B-B)
Karnal	Aarize Township LLP.	7801	5-9
		7799	12-4
		7800/1	5-3
		7802/1	22-8
		Total	45-4 Or 9.4166 Acres


Director
Town & Country Planning
Haryana, Chandigarh

Director
Town & Country Planning
Haywards, Orinda