

**Directorate of Town & Country Planning, Haryana**  
SCO-71-75, 2<sup>nd</sup> Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349  
Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana6@gmail.com](mailto:tcpharyana6@gmail.com)

Regd.

LC-III  
(See Rule 10)

To

Kashish Buildtech Pvt. Ltd.,  
Shikhar Landcon Pvt. Ltd.  
In collaboration with Omaxe Ltd.  
7, Local shopping complex, Kalkaji,  
New Delhi-19

Memo No. LC-3617-PA(SN)-2018/ 17187 Dated: 11-06-18

**Subject:** Letter of Intent for grant of licence for setting up of Affordable Plotted Colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 10.5875 acres in the revenue estate of village Sunari Kalan and Mayana, Sector 22-D, Rohtak Tehsil & District Rohtak - Kashish Buildtech Pvt. Ltd. and others in collaboration with Omaxe Ltd.

Please refer your application dated 03.06.2017 on the matter cited as subject above.

2. Your request for the grant of license under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976 framed thereunder for the development of Affordable Residential Plotted Colony (under Deen Dayal Jan Awas Yojna-2016) over an area measuring 10.5875 acres under migration policy dated 18.02.2016 from the Licence No. 158 of 2014 dated 11.09.2014 falling in the revenue estate of village Sunari Kalan and Mayana, Sector 22-D, Rohtak Tehsil & District Rohtak has been examined and it is proposed to grant license 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 license shall be refused.

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

**INTERNAL DEVELOPMENT WORKS:**

Sr. No.	Particulars	Total IDW Cost	25% BG to be demanded in the LOI
1.	IDW BG	Total area = 10.5875 acre Plotted area = 10.1827 acres x 20.00 lakh = Rs. 203.66 lakh Comm. Area = 0.4048 acres x 50.00 lakh = Rs. 20.24 lakh	Rs. 55.98 lakh (valid for five years)
	Total	Rs. 223.90 lakh	Rs. 55.98 lakh

  
D.G.T.C.P. (Itr)

*\*You have an option to mortgage 15% 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 and mortgage deed in this regard shall be executed as per the directions of the department.*

4. 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, 15% saleable area is mortgaged against the BG of IDW, then this clause will not be applicable).
5. To execute two agreements i.e. LC-IV & 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. 1,05,87,500/- (Rupees one Crore Five Lacs eighty seven Thousand five hundred only) on account of External Development Charges to be deposited online at website i.e. [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in).

Particulars	EDC required	Proportionate EDC deposited in License No. 158 of 2014 for the area measuring 10.5875 acres (applied migration)	EDC in No. for area	Amount to be demanded in LOI	Amount to be demanded in LOI
EDC	Total area = 10.5875 acre x 10.00 Lakh = Rs. 1,05,87,500/- Under DDJAY	Nil		Rs. 1,05,87,500/-	Rs. 1,05,87,500/-
Total		Nil		Rs. 1,05,87,500/-	Rs. 1,05,87,500/-

7. To furnish an undertaking on non-judicial stamp paper of Rs. 10/- to the following effect:-
- That applicant company 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.
  - That applicant company shall integrate the services with Haryana Urban Development Authority services as and when made available.
  - That applicant company 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.

- (iv) The applicant company 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 workout 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 license.
- (v) That applicant company 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.
- (vi) That applicant company shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- (vii) That applicant company 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.
- (viii) That applicant company shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- (ix) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (x) 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.
- (xi) That applicant company shall use only LED fitting for internal lighting as well as campus lighting.
- (xii) That applicant company 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.
- (xiii) 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 company shall also provide detail of calculation of EDC per sqm/per sft to the allottees while raising such demand from the plot owners.

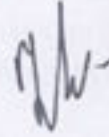
  
D.G.T.C.P. (Hr)

- (xiv) That applicant company shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
  - (xv) That applicant company 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.
  - (xvi) That applicant company 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.
  - (xvii) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
  - (xviii) That applicant company 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 applicant company 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 plot holders for meeting the cost of Internal Development Works in the colony.
  - (xx) That no further sale has taken place after submitting application for grant of licence.
  - (xxi) That applicant company shall not give any advertisement for sale of plots/ commercial area before the approval of layout plan.
  - (xxii) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
  - (xxiii) That applicant company shall abide by the terms and conditions of the policy notified on 01.04.2016.
  - (xxiv) 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.
  - (xxv) That you shall make the 4 Karam wide revenue rasta as metalled road (Pucca) form which the approach to the colony is being taken upto higher order road.
8. That you will submit an undertaking from the individual land owning companies/land owners that this land has not been 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 enforced with any other person for the same land.

9. That you will 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 Punjab Schedule 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
10. That certificate from DRO/Deputy Commissioner, Rohtak will be submitted certifying that the applied land is still under ownership of applicant company.
11. That applicant company shall earmark 50% saleable area in the layout plan, to be issued alongwith the license alongwith revenue detail, which is to be freezed as per clause 5(i) of the policy dated 01.04.2016. The area so freezed shall be allowed to sell only after completion of all Internal Development Works in the colony.
12. To submit an indemnity bond indemnifying DGTCP from any loss, if occurs due to submission of undertaking submitted in respect of non-creation of third party rights on the applied land.
13. That you shall furnish addendum registered agreement in continuation of the collaboration agreement to the effect that:-
  - a)Omaxe Ltd. 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 DTCP, Haryana.
14. That you shall give public notice in three leading newspapers of English and Hindi (2+1) published in the District, within a period of 15 days from the issuance of this approval, one of which should be local newspaper, stating that the company under the migration policy dated 18.02.2016 of Town and Country Planning Department has proposed to migrate part Licence no. 158 of 2014 granted for setting up of Residential Plotted colony for taking licence of Affordable Plotted Housing Policy 2016 Deen Dayal Jan Awas Yojna and company has not created any third party rights on the applied land under migration policy on an area measuring 10.5875 acres. If allottee of the licenced colony (under Licence No. 158 of 2014) has any objection to the above stated migration, the same may be submitted in the office of District Town Planner, Rohtak within 15 days from the date of issue of public notice. Simultaneously, you shall also inform about the proposed revision in the originally approved layout plan of the complete colony. A copy of earlier approved layout plan and the proposed layout plan due to carving out of DDJAY colony be made available on the website of your company, at the office of Developer/Colonizer as well as in the office of District Town Planner, Rohtak. You shall submit report clearly indicating the objection, if any, received by you from allottee and action taken thereof alongwith an undertaking to the effect that the rights of the existing allottees (if any) have not been infringed in the office of District Town Planner, Rohtak after expiry of 15 days time of public notice.

15. You shall demolish the unauthorized construction raised on two no. of plots before issuance of final permission.
16. That applicant company will intimate your official Email ID and the correspondence on this email ID by the Deptt. will be treated as receipt of such correspondence.

DA/schedule of land, Layout plan.



(K. Makrand Pandurang, IAS)  
Director General, Town & Country Planning  
Haryana, Chandigarh

Endst. No LC-3617-PA(SN)-2018/

Dated:

A copy is forwarded to the followings for information and necessary

action:-

1. Deputy Commissioner, Rohtak.
2. Senior Town Planner, Rohtak.
3. District Revenue Officer, Rohtak.
4. District Town Planner, Rohtak.
5. Nodal Officer (website).

(Lalit Kumar)  
District Town Planner (HQ)  
For: Director Town & Country Planning  
Haryana, Chandigarh

To be read with LOI No. 17182 dated 11-06-2018

**Details of Land Owned by Shikhar Landcon Pvt. Ltd.**

Village	Rect. No.	Killa No.	Area (K-M)
Sunari Kalan	131	10	6-14
		11	1-15
	130	15	1-18
		<b>Total</b>	<b>10-7</b>

**Details of Land Owned by Kashish Buildtech Pvt. Ltd.**

Village	Rect. No.	Killa No.	Area (K-M)	
Manya	27	2/2	4-9	
		3/2	7-11	
		4/2	7-11	
		5	8-0	
		6	8-0	
		7/1	3-0	
		9/2	3-0	
		28	1/1/1	6-17
			1/2	0-6
			2/2 min	3-17
		25	9min	6-12
			10/1	4-0
			10/2	4-0
			23/2	7-4
	<b>Total</b>	<b>74-7</b>		

**Grant Total 84 K-14 M OR 10.5875 acres**

  
Director General  
Town and Country Planning  
Haryana  
*Fauz Ma*

Director General  
Town and County Planning  
History