

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

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To

SN Jee Buildwell Pvt. Ltd,
Loknath Farms Pvt. Ltd,
Sh. Balwant Singh & Sh. Bir Singh Ss/o Mularam,
Sh. Rajbir S/o Sh. Balwant Jagdish S/o Sh. Bir Singh,
in coLaboration with SN Jee Buildwell Pvt. Ltd,
Regd. Office: FF, 112, Indra Parkash Barakhamba Road,
New Delhi-110001.

Memc No. LC-5010+LC-5010-B-PA(VA)/2023/ 39156

Dated: 16-11-2023

Subject:-

Letter of Intent to grant of licence for setting up Affordable Residential Plotted Colony (DDJAY-2016) over an area measuring 28.9673 acres [after migration from licence no. 34 of 2013 dated 31.05.2013 (Plotted) and additional area measuring 1.8813 acres], Sector-3, 3A & 4 of Dharuhera, District Rewari.

Please refer to your applications dated 13.12.2022, 12.07.2023 & 08.11.2023 on the 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 Affordable Residential Plotted Colony (DDJAY-2016) over an area measuring 28.9673 acres [after migration from licence no. 34 of 2013 dated 31.05.2013 (Plotted) and additional area measuring 1.8813 acres], Sector-3, 3A & 4 of Dharuhera, District Rewari & for grant of permission for change of shareholding pattern from the earlier shareholder of SN Jee Buildwell Pvt. Ltd. to the shareholder of CRS Towers Pvt. Ltd. w.r.t. licence no. 34 of 2013 dated 31.05.2013 has been considered in accordance with policy dated 18.02.2015. Further, you are 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. These approvals are also issued subject to the fulfilment of following conditions:-

3. To deposit an amount of ₹ 1,88,130/- on account of balance licence fee in favor of the Director General, Town & Country Planning, Haryana through online mode.

4. To deposit an amount of ₹ 259.35438 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).

5. To submit BG amounting ₹ 194.516 lacs against the balance amount of External Development Charges amounting ₹ 778.06314 lacs*. - Land Mortgage

*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.

6. To furnish bank guarantee amounting ₹ 153.52669 lac against the total cost of Internal Development Works amounting ₹ 614.10676 ** lac

Director General
Town & Country Planning
Haryana, Chandigarh

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.

**It is made clear that the Bank Guarantee of Internal Development Works has been worked out on the interim rates and you have to submit the additional Bank Guarantee if any, required at the time of approval of Service Plan/Estimate according to the approved layout 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 on demand.

7. To execute two agreements i.e. LC-IV and Bilateral Agreement or non-judicial stamp paper of Rs. 100/- each and also incorporate the following conditions in LC-IV-B.
 - I. That the owner/developer (new entity) 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 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 installments that are due for payment that paid as per the prescribed schedule.
8. 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 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.
- 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 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.
- xiii) That you shall use only LED fitting for internal lighting as well as campus lighting.
- 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 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/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.



Director General
Town & Country Planning
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- 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.
- 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 keep it free from all hindrances for easy movement of general public.
- xxviii) That you shall abide by the provisions of Act/Rules and all the directions that may be issued by the DTCP in connection with the above said licences.
- xxix) That new entity will settle all the pending/outstanding issues, if any, in respect of all the prospective allottees for area where developer is being changed.
- xxx) That new entity will be liable to pay all outstanding dues on account of EDC/IDC and interest thereon, if any, as on date, where developer is being changed from parent licences.
- xxxi) That all the liabilities of the transferors/owners will be owned by new entity qua area where developer is being changed from parent licences.
9. That you shall submit a certificate from the Deputy Commissioner/District Revenue Authority upon verification/confirmation that the applicant companies/individual is owners of the land.
10. 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.
11. 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.
12. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
13. 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.
14. 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

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.

15. That you shall submit an undertaking from the individual 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.
16. That as per policy dated 07.02.2017 and instructions dated 25.01.2021, you shall invite objections from existing allottees regarding the proposed migration to DDJAY colony & amendment in the layout plan through public notice to be issued at least in three National newspapers widely circulated in District, of which one should be in Hindi Language, within a period of 15 days from the issuance of approval. Further, each existing allottee of the originally licenced plotted colony shall also be informed about the proposed revision through registered post with a copy endorsed to the Senior Town Planner, Gurugram in case of layout within two days from the public notice clearly indicating the last date for submission of objection. A certified list of all existing allottees shall also be submitted to the Senior Town Planner, Gurugram. Also all the requirement as per policy dated 25.01.2021 shall be adhered to.


That this in-principle approval is further issued subject to the condition that SN Jee Buildwell Pvt. Ltd. shall submit a revised layout plan of the balance area of the originally approved layout plan of the residential plotted colony/group housing remaining after excluding the area already considered for migration or are under process, within 10 days from issuance of this LOI. Upon its approval by the Director, the proposed revision in the originally approved layout plan of the complete colony, earlier approved layout plan and the proposed layout plan due to carving out of DDJAY colony be made available on the website of colonizer, at the office of Developer/ Colonizer as well as in the office of concerned STP & DTP. The Colonizer shall submit report clearly indicating the objection, if any, received by him from allottee and action taken thereof alongwith an undertaking to the effect that the rights of the existing plot holders have not been infringed. Any allottee having any objection on revised layout plan or on grant of licence for DDJAY scheme, may file his/ her objection in the office of concerned Senior Town Planner & District Town Planner.

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17. That the SN Jee Buildwell Pvt. Ltd. will seek objections from the existing allottees regarding change in shareholding pattern through publication in the leading newspapers (Two English & One Hindi) as well as through registered post from the allottees and also host on your website and give time to the allottees for giving their objections for proposed change in shareholding pattern, if any, in the office of concerned Senior Town Planner within a period of 30 days. In addition to this, the colonizer will also inform all the allottees through their E-mail IDs about the proposed change in shareholding pattern of licence.
 18. That SN Jee Buildwell Pvt. Ltd. shall submit the original licence no. 34 of 2013 dated 31.05.2013 alongwith schedules of land.
 19. As per policy dated 07.02.2017, the colonizer is required to obtain NOC/consent from the other land owners/companies who are part of the original licence, but are omitted in the licence application under DDJAY policy, submitted by availing

migration policy. Accordingly, you are required to submit the NOC before the grant of licence.

20. That you shall submit proposed revision in the originally approved layout plan of the complete colony due to carving out of DDJAY colony under migration as per policy provisions dated 07.02.2017. It is further submitted that you shall submit the revised land schedule of balance land & revised layout plan of licence no. 34 of 2013 dated 31.05.2013 due to migration of parent licence.
21. That you shall submit the registered collaboration agreement with the land owning companies/owners having the clause of irrevocable and responsibility of the developer.
22. That you shall get the 2/3rd consent of the existing allottees as per policy dated 24.04.2023 and also invite objections/suggestions as per the provisions of policy dated 25.01.2021.
23. That you shall submit the shareholding pattern duly certified by CA showing the details of directors and shareholders before and after the NCLT proceedings.
24. That you shall submit the documents & undertakings in light of policy dated 18.02.2015.
25. That 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/Land schedule.



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

Endst. No LC-5010 + LC-5010-B-PA(VA)-2023/

Dated:


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 with a request that after examination of the proposal in respect of objections on migration of licence, forward to this office within 7 days from the receipt of report from concerned District Town Planner, Rewari.
4. District Town Planner, Rewari.


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

To be read with LOI Memo No.....39156.....Dated.....16/11/.....of 2023

Name of owner	Rect.No.	Killa no.	Area(K-M-S)
S.N.Jee Buildwell Pvt. Ltd.	57	16/2min	5-1-0
		24	5-8-0
		25/1MIN	2-19-6
		25/2MIN	2-19-6
	60	8/2min	0-4-3
		½	2-8-0
		2/1	1-2-0
	61	4/2	3-12-0
		5MIN	6-0-4
		8	7-8-0
		13/1	3-0-0
		13/2	4-8-0
		18/1	7-0-0
		12/1/1/2	3-0-0
		12/2/1/2	0-11-0
	81	3min	0-6-4
Loknath Farms Pvt.Ltd.	57	11/2	0-16-0
		12/1	5-0-0
		19	8-0-0
		20/1	0-16-0
		21/3	0-12-0
		22/2	0-13-0
	58	20min	1-4-0
		21min	4-12-0
		22/1	7-12-0
	60	2/2/1	1-13-0
		9	8-0-0
		11min	1-4-0
		12	8-0-0
		20min	7-3-1
	61	1/2/1	6-2-0
		4/1/1	3-11-0
		9/3/2	3-7-0
		10/1/1/2	3-9-0
		12/1/1/1	3-8-0
		12/2/1/1	0-12-0
Loknath Farms Pvt. Ltd.		18/2	0-8-0
	61	23min	5-18-5
	81	2/2min	1-1-6
		8min	5-6-7


D.G.I.C.P (HR)

Balwant Singh & Bir Singh Ss/o Mularam	57	11/1	6-12-0
		20/2	7-4-0
		21/1	7-7-0
		21/2	0-1-0
		22/1	7-7-0
		23/1	4-9-0
	58	17min	2-0-7
		18	8-0-0
		23min	6-3-3
	60	2/2/2	4-12-0
		3min	4-1-1
		8/1min	2-15-5
	61	1/1	0-15-0
		19	8-0-0
	81	2/1	4-0-0
		9	8-0-0
Rajbir S/o Balwant Jagdish S/o Bir Singh	81	1/2min	0-5-3
		10/1	6-4-0
Total area in K-M-S			231-14-7
Total area in acres			28.9673


 Director General
 Town & Country Planning
 Haryana, Chandigarh
