

## Directorate of Town and Country Planning, Haryana

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

Regd.

LC-III

(See Rule 10)

To

Nugraj Developers LLP &  
Sh. Nugraj Jain S/o Sh. Parkash Chand Jain.  
In collaboration with Nugraj Developers LLP.  
B-115, Sector - 3, DSIIDC,  
Bawana Industrial Area,  
New Delhi-110063

Memo No. LC-4641-B/PA(MK)/2025/

33624

Dated: 27-08-25

Subject:

Letter of Intent for grant of licence for setting up of Industrial Plotted Colony over an additional area measuring 24.6125 acres (in addition to license no. 28 of 2022 dated 22.03.2022 over an area measuring 16.9625 acres) falling in the revenue estate of village Gandhara, Tehsil Sampla, District Rohtak.

Please refer to your application dated 12.05.2023 on the above cited subject.

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 the development of an of Industrial Plotted Colony over an additional area measuring 24.6125 acres (in addition to license no. 28 of 2022 dated 22.03.2022 over an area measuring 16.9625 acres) falling in the revenue estate of village Gandhara, Tehsil Sampla, District Rohtak has been examined/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:

3. To furnish bank guarantee amounting Rs. 123.0625 lac against the total cost of Internal Development Works amounting Rs. 492.25 \*\*lac.

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.

Director  
Town & Country Planning  
Haryana, Chandigarh

4. To deposit an amount of Rs.11,33,281/- on account of balance licence fee and Rs.49,80,339/- on account of conversion charges in favour of the Director, Town & Country Planning, Haryana through online mode.
5. To execute agreements on prescribed proforma LC-IV & LC-IV-C on Non-Judicial Stamp Paper of Rs. 100/- each.
6. To furnish an undertaking on non judicial stamp paper to the following effect that:-
  - i. To deposit a sum of Rs.1,55,63,561/- on account of State Infrastructural Development Charges in two equal installments. First within 60 days from issuance of license and second within six months online at [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in). In failure of which, an interest @ 18% per annum for delay period shall be paid.
  - 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 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 integrate the services with HSVP services as and when made available in future.
  - iv. That NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, PLPA 1900 or any other forest law shall be obtained, if applicable before execution of development works at site.
  - v. That applicant shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Urban Development Authority or any other execution agency.
  - vi. That the area falling under road widening/green belt shall be transferred to the Government within 30 days of approval of zoning plan.
  - vii. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
  - viii. That you shall use only LED fitting for internal lighting as well as campus lighting.
  - ix. That scheme / service plan estimate & for installation of electrical infrastructure shall be got approved from competent authority 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.

- x. 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.
- xi. 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 you 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.
- xii. That you shall abide by the terms and conditions of policy dated 01.10.2015 as amended from time to time and other directions given by the Director from time to time to execute the project.
- xiii. That you will pay the labourcess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010 and amended as time to time.
- 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 seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- xv. That the revenue rasta/khal passing through the site if any, shall not be encroached up on and shall be kept free from all hindrances for easy movement of general public.
- xvi. Only green category industry shall be allowed in the area of the licenced industrial colony which is falling within 2 kilometers from the boundary of urbanizable zone of the development plan, excluding the peripheral roads, if proposed along urbanizable boundary. All categories of industries will be allowed in the industrial colony outside 2KM belt subject to the condition of obtaining certificate from Haryana State Pollution Control Board and further with the condition that there shall be zero discharge of the industrial effluents (liquid discharge) in the industrial colony.
7. That you shall undertake to indemnify State Govt. / Department for loss occurred or legal complication arising due to pending litigation and the land owning / developer company will be responsible for the same in respect of applied land.
8. That certificate from Deputy Commissioner, Rohtak will be submitted certifying that the applied land is still under ownership of applicant firm.
9. That the report from DRO, Rohtak, regarding the acquisition status of the applied land shall be submitted prior to the grant of licence.

10. That you shall invite objections / suggestions from general public regarding the amendment in the revised layout plan through an public notice to be issued at least in three leading newspapers widely circulated in District, of which one should be in Hindi language, within a period of 10 days from issuance of approval as per policy dated 25.01.2021
11. That you shall submit the 2/3<sup>rd</sup> consent from existing allottees as per policy dated 24.04.2023.

**Note:-** 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-4641-B/ PA (MK)/2025/

Dated:

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

- 1.Senior Town Planner, Rohtak.
- 2.District Town Planner, Rohtak.
- 3.Director Urban Estate Haryana, Sector-6, Panchkula.
- 4.Project Manager (IT) with a request to update the status on website.

  
(Jaideep)  
District Town Planner (HQ)  
For Director, Town and Country Planning  
Haryana, Chandigarh

To be read with LOI memo No.....33624.....Dated.....27/08/2025

Detail of land owned by Nugraj S/o Parkash Chand

Village	Rect. No.	Killa No.	Area (K-M)
Gandhra	65	24/1/2 min	3-18
		25/3/1	0-14
	88	4 min	6-0
		5/1/2	2-13
		Total	13-5

Detail of land owned by Nugraj Developers LLP

Village	Rect. No.	Killa No.	Area (K-M)	
Gandhra	86	1	8-0	
		10/1	5-7	
		10/2	2-13	
		11	8-0	
		20/2	6-14	
		21/1	7-12	
		87	5	8-0
			6	8-0
			8/1	6-7
			8/2	1-13
			9/1	6-16
			9/2	1-4
			10/2	4-4
			12/2	7-14
			13/1	4-0
	25		7-12	
	88		6/1	5-13
			6/2	2-7
		7 min	6-0	
		14 min	6-0	
		15/1	0-6	
		15/2	7-14	
	90	4/1/2 min	2-15	
		4/2/2min	0-19	
	91	5	7-11	
		6	8-0	
		15	7-12	
16		7-12		
17		8-0		
18		8-0		
19/1		0-8		
92		1/1	1-10	
	10/2	1-10		
	11	8-0		
Total		183-13		
Grand Total		196-18		

Or 24.61250 Acres

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