

Directorate of Town and Country Planning, Haryana

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

Regd.

LC-III (See Rule 10)

To

Sh. Amit Chauhan S/o Sh. Mukesh Chauhan,
Sh. Yatin Singla S/o Sh. Anil Singla,
Sh. Sharvan Chauhan-Rohit Chauhan S/o Sh. Rajkumar,
Sh. Krishan Pal S/o Sh. Sishram
& SKYA Realtech LLP
in collaboration with SKYA Realtech LLP
Corr. Add. 4th Floor, Tower-A,
Vatika Mindscapes, Sector-27D,
Faridabad-121003.

Memo No. LC-5883-PA (SK)/2026/ 15206

Dated: 01-05-2026

Subject: Letter of intent for grant of licence for setting up of an Industrial Plotted Colony over an area measuring 20.0 acres in the revenue estate of Village Piyala, Sector-144, Faridabad.

Please refer to your application dated 02.03.2026 & 13.04.2026 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 Industrial Plotted Colony over an area measuring 20.0 acres in the revenue estate of Village Piyala, Sector-144, Faridabad 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 guarantees on account of Internal Development Works and External Development Works for the amount calculated as under:-

EXTERNAL DEVELOPMENT CHARGES:

- Industrial comp. = 16.085 x 206.524 lacs = Rs. 3321.93854 lacs
- Resd. (AGH) Comp. = 3.915 x 123.667 lacs = Rs. 484.15631 lacs
- Total = Rs. 3806.09485 lacs
- 25% BG Required = **Rs. 951.52371 lacs**, is required to be deposited

INTERNAL DEVELOPMENT WORKS:

- Industrial comp. = 16.085 x 20 lacs = Rs. 321.7 lacs
- Resd. (AGH) Comp. = 3.915 x 50 lacs = Rs. 195.75 lacs
- Total amount of IDW = Rs. 517.45 lacs,
- 25% BG required = **Rs. 129.3625 lacs**

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

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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.

*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, 10% saleable area is mortgaged against the BG of IDW, then this clause will not be applicable).

4. To deposit an amount of **Rs. 7,95,575/-** on account of balance license fee & **Rs. 71,88,181/-** 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.
 - 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.
6. To furnish an undertaking on non judicial stamp paper to the following effect that:-
 - a) To deposit a sum of **Rs. 1,23,68,239/-** on account of State Infrastructure 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. In failure of which, an interest @ 18% per annum for delay period shall be paid.
 - b) 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 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.

- c) That you shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.
- d) 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.
- e) That you understand 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.
- f) 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.
- g) 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 Urban Development Authority or any other execution agency.
- * h) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- i) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- j) That the provision of solar photo voltaic power plant shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- k) That you shall use only LED fitting for internal lighting as well as campus lighting.
- l) 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.
- m) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC/SIDC. In case of

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not inclusion of EDC/SIDC 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/SIDC per Sqm/per sft. to the Allottees while raising such demand from the plot owners.

- n) 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.
- o) 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.
- p) 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.
- q) 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.
- r) That no further sale has taken place after submitting application for grant of license.
- s) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- t) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- u) 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.
- v) That you shall construct service/internal sector roads at your own cost and the entire area under said roads shall be transferred to the Government within 30 days of issuance of zoning plan.
- w) The portion of sector road/green belt if any which shall form part of the licensed area, will be transferred to the Government in accordance with the provisions of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975 within 30 days of issuance of zoning plan.

- x) That you shall comply with the terms and conditions of policy dated 01.10.2015 as amended from time to time and other direction given by the Director time to time to execute the project.
- y) That you shall get the NOC from competent authority of DISCOM before grant of Completion Certificate.
- z) That you shall maintain the revenue rasta passing through the applied land and shall not obstruct the same for general public.
- aa) That you shall be liable to pay the differential amount of fees and charges dues to revision in the rates within a period of 30 days from the date of publication notification.
7. You shall get the electrification approved from the competent authority of DISCOM and will submit the same before grant of licence.
8. 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.
9. You shall submit the final NOC issued by Oil Company i.e. BPCL with regard to the BPCL pipe line passing through the applied site alongwith Right of Way (ROW) of the pipe line, before grant of licence.
10. You shall submit the 5 set of layout plan of the proposed colony duly incorporation the Right of Way (ROW of the BPCL pipe line) as approved by the competent authority, before grant of licence.
11. That certificate from Deputy Commissioner, Faridabad will be submitted certifying that the applied land is still under ownership of applicant firm.
12. In the sajra plan of the applied site, the name of the district has been mentioned as Gurugram. Hence, amended sajra is required before grant of licence.
13. You shall intimate the official Email ID and the correspondence on this email ID by the Department will be treated receipt of such correspondence.

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

Endst. No. LC-5883-PA (SK)-2026/

Dated:

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

1. The Chief Administrator, HSVP, Sector-5, Panchkula.
2. The Deputy Commissioner, Faridabad.
3. Senior Town Planner, Faridabad.
4. Land Acquisition Officer, Faridabad.
5. District Town Planner, Faridabad.

(Savita Jindal)
District Town Planner (HQ)
For; Director, Town & Country Planning
Haryana, Chandigarh

To be read with LOI memo No. 15206 Dated 01/05/2026

1. Detail of land owned by Amit Chauhan S/o Mukesh Chauhan 1/5 share, Yatin Singla S/o Anil Singla 257/1240 share, Sharvan Chauhan S/o Rajkumar 5/24 share, Rohit Chauhan S/o Rajkumar 343/1860 share, Krishan Pal S/o Sishram 1/5 share:-

Village	Rect.No	Killa No	Area (K-M)
Piyala, Faridabad	11	24	5-18
		25/1	5-7
	20	3	1-0
		4	7-18
		6	8-0
		7	8-0
		8/1	3-2
		8/2	2-12
		9 min	0-13
		12 min	1-13
		13/1	6-8
		13/2	0-17
		14	7-18
		15	8-0
		16	8-0
		17/1	5-18
		17/2	1-6
		18	8-0
		19 min	1-13
		23/1	0-11
		24/1	4-0
		24/2	3-3
		Total	99-17

2. Detail of land owned by Sharvan Chauhan S/o Rajkumar:-

Village	Rect.No	Killa No	Area (K-M)
Piyala, Faridabad	20	25/2	1-2
	23	4/2	0-12
		5/2/1	5-13
		Total	7-7

D.T.C.P (HR)

3. Detail of land owned by Sharvan Chauhan S/o Rajkumar 53069/341712 share, Krishan Pal S/o Sishram 266269/1708560 share, Rohit Chauhan S/o Rajkumar 1/4 share, Yatin Singla S/o Anil Singla 129073/935640 share, SKYA Realtech LLP 1478059/4912110 share:-

Village	Rect.No	Killa No	Area (K-M)
Piyala	20	22/2	1-13
		23/2	3-2
		23/3	4-7
	23	3	8-0
		8	8-0
		13/1	2-13
		14/1	1-17
		15/1	4-7
		16/2	7-1
		17	8-0
		24/1	3-15
	24	20/2	0-1
		Total	52-16
		Grand Total	160-0
			Or 20.0 acres

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