



Swati Anand's Consultancy



Unlock the Full Potential of Your Land in Haryana.

End-to-End Licensing, Regulatory Compliance, and Strategic Planning for DDJAY, Group Housing, and Commercial Projects.

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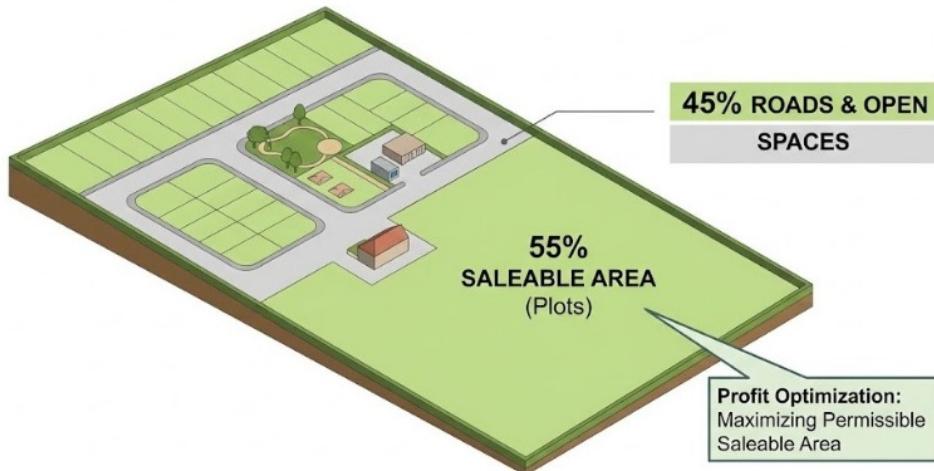
End-to-End Licensing, Regulatory Compliance, and Strategic Planning for DDJAY, Group Housing, and Commercial Projects.

"From raw land to RERA Registration - we handle the bureaucracy so you can focus on construction."

Residential Licensing: DDJAY

Affordable Plotted Housing is the most lucrative segment in Haryana. We specialize in maximizing your returns while remaining 100% compliant.

Residential Licensing: Deen Dayal Jan Awas Yojna (DDJAY)



- Application Filing (Form LC-V): Precision handling of ownership documents.
- Layout Optimization: Maximizing the 55% permissible saleable area.
- Commercial Strategy: Strategic placement of the 4% Commercial Component for high footfall.
- Financial Safeguards: Calculating exact Bank Guarantees (25%) to save capital.

High-Value Development & Strategy

Brochure

High-Value Development: NILP 2022 & CLU St



1. NILP 2022 Strategy

We guide Group Housing projects to utilize the 8% Commercial Component for cross-subsidization, maximizing profitability.

2. CLU (Change of Land Use)

Expert handling of Change of Land Use for Industrial units and Warehousing via the Online DTCP Portal. Includes MOEF Clearance handling.

3. Outdoor Media Devices (OMD)

Registration for Outdoor Media Devices and e-auctions under Haryana Municipal Bye-laws 2022.

RERA Compliance & Legal Safety

We act as your compliance shield against project freezes and penalties. Our expertise ensures your project never hits a regulatory roadblock.



- Financial Discipline: Setup of mandatory 70% Escrow and 30% Free Accounts.
- Statutory Filings: Quarterly Form REP-1 submission and Agent Registration.
- Legal Defense: Due diligence for National Green Tribunal (NGT) and PLPA clearances.
- EDC Audits: We verify External Development Charges to prevent overpayment.



Fee Structure & Contact

Service	Professional Fee
DDJAY Licensing	2,00,000 Retainer + 50,000/acre
Change of Land Use (CLU)	1.5L - 3.0L per file
RERA Registration	50k - 1L per project
NILP Advisory	5,00,000 (Flat Fee)
NILP '22 / GH Licensing (End-to-End)	13,00,000
Outdoor Media	25,000 per site

* Statutory Govt Fees paid by client at actuals.

Contact Us Today

Expert Guidance from a Retired Senior Town Planner.

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