

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349

Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

FORM LC -V (See Rule 12)

Licence No. 153 of 2025

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to One Prastha Realty LLP, C/o Omwati Vikas Nagar, Near Revali Nehar, Asadpur Nandnor, Sonipat 131027 for setting up of a Residential Plotted Colony over an area measuring **52.57 acres** in the revenue estate of village Dewru, Sector 91, District Sonipat.

1. The particulars of the land, wherein the aforesaid Residential Plotted Colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana
2. That this licence is granted subject to the following conditions:
 - a) That licensee will pay the State Infrastructure Development Charges amounting to Rs. 8,31,26,696/- (Rs.375/- per Sqm for the plotted component and Rs. 750/- against commercial component) in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
 - b) That the Residential Plotted Colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plans.
 - c) That the conditions of the agreements already executed are duly fulfilled and the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
 - d) That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed 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.
 - e) That the demarcation plan of the Plotted Colony is to be submitted for the approval of zoning plan before starting the development works in the colony.
 - f) That licensee shall maintain and upkeep all roads open spaces, public parks and public health services for a period of five years from the date of issue to 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 Government 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.
 - g) That licensee shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - h) That licensee shall have no objection in the regularization of the boundaries of the licence through give and take with the land that HSVP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.

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- i) That licensee shall not submit 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.
- j) That licensee shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
- k) That licensee shall arrange electric connection from outside source for electrification of your colony from HVPNL/DHBVNL 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. HVPNL/DHBVNL Haryana and complete the same before obtaining completion certificate for the colony.
- l) That licensee shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14.09.2006 of Ministry of Environment & Forest, Govt. of India before starting the development works of the colony.
- m) That licensee shall use only LED fittings for internal lighting as well as campus lighting.
- n) That licensee shall convey the 'Ultimate Power Load Requirement' of the entire colony 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 your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- o) That licensee shall abide by the policy dated 08.07.2013 related to allotment of EWS Flats/Plots.
- p) That licensee shall provide the details of calculations per Sqm/per sq ft, to the allottee while raising demand from the flat owner/plot owner /commercial space owners, in case at the time of booking of the plot /flat/commercial space, the SIDC/EDC rates were not included and are to be charged separately as per rates fixed by Government.
- q) That licensee shall permit the Director or any other office authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.
- r) That licensee shall make arrangement for water supply, sewerage, drainage etc, to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HSVP.
- s) That licensee shall provide the rain water harvesting system as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- t) That you shall provide the solar water heating system as prescribed by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
- u) That licensee shall complete the development works of road, water supply & electricity in the area earmarked for EWS Plots within in one year from the approval of zoning plan / environmental clearance and transfer the EWS Plots to Housing Board, Haryana.
- v) That licensee shall abide by with the Act/Rules and the policies notified by the Department for development of colonies and other instructions issued by the Director

under section 9A of the Haryana Development and Regulations of Urban Areas Act, 1975.

- w) That licensee shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- x) That licensee shall deposit the labour cess, as applicable as per Rule.
- y) That no pre-launch/sale of site will be undertaken before approval of zoning/building plans.
- z) That licensee shall maintain the ROW of HT line passes through the site.
- aa) That licensee shall submit the electrification plan approved from the competent authority of DISCOM and will submit the same before approval of zoning plan.
- bb) That licensee shall comply with the direction/condition given by Divisional issued by O/o Additional Principal Chief Conservator of Forests, Cum-Nodal Officer-FCA Haryana, Panchkula vide proposal no: FP/HR/OTHERS/539552/2025 dated 12.08.2025.

3. The licence is valid up to 24-08-2030.

Dated: The 25-08-2025.
Chandigarh

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

Endst. No. LC-5454/JE (SJ)-2025/ 33129

Dated: 25-08-2025

A copy along with a copy of schedule of land is forwarded to the following for information and necessary action: -

1. One Prastha Realty LLP, C/o Omwati Vikas Nagar, Near Revali Nehar, Asadpur Nandnor, Sonipat along with a copy of agreement, LC-IV B, Bilateral agreement & Layout Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Sonipat.
9. Chief Engineer, HSVP, Sonipat.
10. Superintending Engineer, HSVP, Sonipat along with a copy of agreement.
11. Senior Town Planner, Rohtak.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. District Town Planner, Sonipat along with a copy of agreement & Layout Plan.
14. Chief Accounts Officer of this Directorate along with copy of agreement.
15. Project Manager (IT) with the request to update the status on website

(Sanjay Saini)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh


To be read with License No. 153 Dated 25/08/2025

Village	Owner Name	Rect.No.	Killa No.	Area	
				Kanal	Marla
Dewru	One Prastha Realty LLP	31	21/2	1	11
		36	1/1	7	0
			1/2	1	0
			10	8	0
			11/1	7	2
			18	8	0
			19	7	10
			20/1/1	0	8
			21/2	0	8
			22	8	0
			23	8	0
			27	0	11
		37	2/1	1	4
			2/2	0	16
			2/3	6	0
			3	8	0
			4/1	5	8
			4/2	1	4
			4/3	1	8
			5	8	0
			6	8	0
			7	8	0
			8	8	0
			9	8	0
			12 min	7	18.4
			13	8	0
			14	8	0
			15	8	0
			16	8	0
			18	8	0
			19	8	0
			21	8	0
			22	8	0
			23	8	0
			25	8	0
		38	24	2	10
			25	8	0
		48	4/1/1	1	14
			4/2/1	0	16
			5/1	5	11
		49	1	7	11
			2	7	11
			3/1	7	0
			4/2	5	7
			5	7	0
			6	7	8
			7/1	4	19
			7/2	2	8
			8	7	7
			9 min	7	5.4
			15	7	8
			16	6	16

D.T.C.P (M)
Suman (Patwari)

Village	Owner Name	Rect. No.	Killa No.	Area	
				Kanal	Marla
Dewru	One Prastha Realty LLP	50	1	7	4
			2	7	11
			3/1	7	2
			3/2	1	6
			7/2	2	8
			8	8	0
			9	8	0
			10	7	12
			11	7	12
			12/1	1	4
			12/2	6	16
			13/1	4	0
			13/2	4	0
			14/1	4	0
			17/2	5	12
			18	8	0
			19	6	7
			20	6	19
			24/1/2 min	5	10.4
			26	1	0
			27	0	7
		57	4/1/2	1	12
			4/3 min	0	12
			5/1	1	6
			6/2/1/1/1	0	11
			Total	420	11.2
		OR			
		52.57 Acres			

Note:- Killa No.50//18 min (3-5.1), 19 min (1-19.1), 26 min (0-7.3), 18 min (1-6.43), 13/2 min (1-15.78), 13/1 min (1-15.78), 8 min (1-11.48), 3/2 min (0-2.56), 8 min (1-13.4), 31//21/2 min (0-11.59), 21/2 min (0-13.94), 57//4/1/2 min (1-1.58), 37//19 min (1-19.55), 22 min (3-18) total **22K-1.63M or 2.7601875 acres** are under mortgage.


Director
Town & Country Planning
Haryana, Chandigarh
 Seeman (Ratwani)