

# 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)

License No. 123. of 2025

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & Rules 1976 to Sh. Manmohan S/o Shri Kishan Das, Haryana Ferro Alloys Ltd. in collaboration with OPG Developers Pvt. LtdA-19, III RD Floor, Street No. 1, Guru Nanak Pura, Laxmi Nagar, Delhi-110092 for setting up of an Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 17.00 acres in the revenue estate of village Rohtak, Sector 6, Rohtak.

1. The particular of the land, wherein the aforesaid Affordable 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. The Licence is granted subject to the following conditions:
  - a) That the Affordable Residential Plotted Colony will be laid out in confirmation to the approved layout plan/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
  - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder are duly complied with.
  - c) That the 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 to the Govt. within a period of 30 days from approval of zoning plan.
  - d) 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.
  - e) That you 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 within a period of 30 days from approval of zoning plan.
  - f) That you shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.

Director  
Town & Country Planning  
Haryana, Chandigarh

- g) 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 Haryana Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1963.
- h) That you shall transfer 10% area of the licensed colony free of cost to the Government for provision of community facilities as per policy dated 08.02.2016 and as amended from time to time. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions. The same shall be transferred to the Government within 30 days of issuance of zoning plan. Alternatively, the said community site may also be developed as per amendment dated 25.08.2022.
- i) That you have understood 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.
- j) 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.
- k) 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.
- l) 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.
- m) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- n) That the provision of solar photovoltaic 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.
- o) That you shall use only LED fitting for internal lighting as well as campus lighting.
- p) 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.

- q) 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 sft. to the Allottees while raising such demand from the plot owners.
- r) 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.
- s) 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.
- t) That you shall complete the project within seven years (5+2 years) from date of grant of license as per clause 1(ii) of the policy notified on 01.04.2016.
- u) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- v) 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 and as amended from time to time.
- w) 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.
- x) That no further sale of applied land has taken place after submitting application for grant of license.
- y) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- z) That the licensee 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.
- aa) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- bb) 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.

- cc) 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.
- dd) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- ee) 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.
- ff) That you shall abide by the terms and conditions of policy dated 08.02.2016 (DDJAY) and other direction given by the Director time to time to execute the project.
- gg) That you shall execute the development works as per Environmental Clearance and comply with the provisions of the Environment Protection Act, 1986, Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974. In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- hh) That you shall abide by all the provisions of Act no. 8 of 1975 and Rules framed thereunder as amended time to time.
- ii) That you shall maintain the green area over UGT and underground STP if proposed in the green area.
- jj) That you shall not encroach the revenue rasta, if passing between /along the applied site and shall not obstruct for free movement.
- kk) That the provision of Real Estate (Regulations and Development) Act, 2016 and rules framed thereunder shall be followed in letter and spirit.
- ll) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- mm) That you shall submit the electrification plan approved from the competent authority of DISCOM within 90 days from the date of licence.

3. The licence is valid up to 16-07-2030.

Dated: 17-07-2025.

Place: CHANDIGARH.

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

Endst. No. LC-5202/PA(MK)/2025/ 27448

Dated: 18-07-2025

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

1. Sh. Manmohan S/o Shri Kishan Das, Haryana Ferro Alloys Ltd. in collaboration with OPG Developers Pvt. LtdA-19, III RD Floor, Street No. 1, Guru Nanak Pura, Laxmi Nagar, Delhi-110092 along with a copy of agreement, LC-IV & Bilateral Agreement and Layout Plan.
2. Deputy Commissioner, Rohtak.
3. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
4. Chief Administrator, HSVP, Panchkula.
5. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
6. Managing Director, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
7. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
8. Addl. Director Urban Estates, Haryana, Panchkula.
9. Administrator, HSVP, Rohtak
10. Chief Engineer, HSVP, Panchkula.
11. Superintending Engineer, HSVP, Rohtak along with a copy of agreement.
12. Land Acquisition Officer, Rohtak.
13. Senior Town Planner, Rohtak alongwith layout plan.
14. District Town Planner, Rohtak along with a copy of agreement and layout plan.
15. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
16. PM (IT) for updation on the website.



(Jaideep)

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

To be read with License No. 123 Dated 17/07/2025

**Detail of land owned by Haryana Ferro Alloys Limited:-**

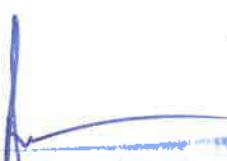
Village	Khasra no.	Area (B-B)
Rohtak	7659	0-12
	7660	0-16
	7661	0-13
	7662	0-15
	7663	0-12
	7664 min	0-06
	17536/7665 min	0-01
	7667	0-08
	7671 min	0-16
	Total	4-19
		Or 3.09375 acres

**Detail of land owned by Sh. Manmohan S/o Kishan Das:-**

Village	Khasra no.	Area (B-B)
Rohtak	16168/7644 min	0-2
	7411	0-14
	7673	0-19
	7674	0-16
	15649/7672	0-5
	16160/15647/7672	0-8
	16346/7686	1-12
	16347/7686	0-16
	16348/7686	1-8
	16648/7672	0-9
	17537/7665 min	0-01
	17916/7407	0-6
	17917/7410	0-5
	17921/7412	0-1
	17925/10885/7413	0-9
	17931/7416	0-14
	17960/7656 min	0-6
	7687	1-13
	17958/14910/7655	0-9
	7675	0-12
	7657	0-6
	7658	0-6
	17955/7620/1 min	0-3
	12163/7689	0-7
	7691	0-6
	7693	1-2
	7694	0-9
	7695	0-7
	7696	0-19
	8992/7697	0-15
	16349/7690	0-6
	17923/10886/7413	0-15
Rohtak	17928/7415	0-1
	17927/7414/2	0-11

D.T.C.P (HR)  
Gaman (Pahadi)

	7645	0-13
	17962/7646/2 min	0-4
	7698	0-13
	7699	0-12
	14943/7688/2	0-4
	14973/14949/7688/2	0-1
	14961/7418	1 0
	Total	22-5
	<b>Grand Total</b>	<b>27B-4B</b> <b>Or 17.0 Acres</b>

  
**Director**  
**Town & Country Planning**  
**Haryana, Chandigarh**  
*Shimran Chawla*

This Layout Plan of Affordable Residential Plotted Colony (DDJAY) over an area measuring 17.0 acres (Drawing no. DTCP/1267 dated 18-07-25 falling in sector-6, Rohtak being developed by OPG Developers Pvt. Ltd. in collaboration with land owners is hereby approved subject to the following conditions:-

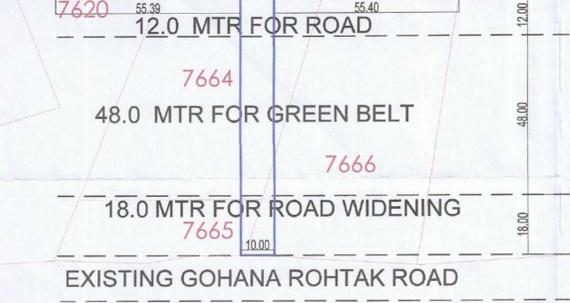
1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
3. That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licenced.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
10. No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(iii) of the Act No.8 of 1975.
13. That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(JAIDEEP) DTP (HQ)  
 (VIJENDER SINGH) STP (HQ)  
 (BHUVNESH KUMAR) CTP (HR)  
 (AMIT KHATRI, IAS) DTCP (HR)  
 (GURPREET KHEPAR) JD (HQ)  
 (SHIVAM ROHILA) ATP (HQ)



PLOT NO.	PLOT SIZE		AREA IN SQ.MT.	NO'S OF PLOT	AREA IN SQ.MT.
	WIDTH	LENGTH			
TYPE-A	8.294	18	149.29	157	23438.84
TYPE-B	7.5	20	150	51	7650.00
TYPE-C	8.41	15	126.15	13	1639.95
TYPE-D	8.195	18	147.51	9	1327.59
TYPE-E	8.33	18	149.94	23	3448.62
TYPE-F01			132.3	1	132.3
TYPE-F02			149.03	1	149.03
TYPE-F03			146.73	1	146.73
TYPE-F04			111.8	1	111.8
TOTAL			257		38044.86
				ACRES	9.401

AREA STATEMENT					
TOTAL LAND AREA	17.00	ACRES	68813.14	SQ.MT.	
AREA FALLING UNDER 48 MTR WIDE GREEN BELT AND 12 MTR WIDE SERVICE ROAD	0.148	ACRES	600	SQ.MT.	
AREA FALLING UNDER 60 MTR WIDE ROAD WIDENING	0.044	ACRES	180	SQ.MT.	
BALANCE LAND AREA	16.808	ACRES	68019.45	SQ.MT.	
50% OF AREA FALLING UNDER 48 MTR WIDE GREEN BELT AND 12 MTR WIDE SERVICE ROAD UNDER 60 MTR WIDE ROAD WIDENING	0.0960	ACRES	388.497	SQ.MT.	
NET PLANNED AREA	16.904	ACRES	68407.952	SQ.MT.	
		PERMISSIBLE		PROPOSED	
NET PLANNED AREA	16.904	ACRES	SQ.MT.	%	ACRES
MAX PERMISSIBLE AREA UNDER PLOTTING	61.00	%	10.31	41728.59	55.61
COMMERCIAL AREA	4.00	%	0.68	2736.30	3.92
AREA FOR COMMON FACILITIES	10.00	%	1.70	6881.31	10.09
MIN GREEN AREA	7.500	%	1.28	5160.99	8.04
NO OF PLOTS					257
OCCUPANCY PER DWELLING PLOT					18
TOTAL POPULATION					4626
DENSITY	240 - 400%				273.663



GREEN LAND AREA				
NAME	SHAPE	PLOT SIZE		TOTAL AREA
		WIDTH	LENGTH	
G-01	AS PER PLINE			266.8 SQ.MT.
G-02	AS PER PLINE			267.37 SQ.MT.
G-03	AS PER PLINE			165.64 SQ.MT.
G-04	AS PER PLINE			158.12 SQ.MT.
G-05	AS PER PLINE			4467.3 SQ.MT.
G-06	AS PER PLINE			210.07 SQ.MT.
TOTAL				5535.3 SQ.MT. 1.368 ACRES

COMMUNITY LAND AREA				
NAME	SHAPE	PLOT SIZE		TOTAL AREA
		WIDTH	LENGTH	
COMMUNITY - 01	AS PER PLINE			4913.4
COMMUNITY - 02	AS PER PLINE			1990.48
TOTAL - A				6903.880 SQ.MT. 1.7060 ACRES

LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY AREA MEASURING 17.00 ACRES (UNDER DEEN DAYAL JAN AWAS YOJNA) PLOT SITUATED IN THE REVENUE ESTATE OF VILLAGE ROHTAK, SEC-6, ROHTAK, HARYANA BEING DEVELOPED BY OPG DEVELOPERS PVT LTD

OWNER NAME:  
OPG DEVELOPERS PVT. LTD.

DRAWING TITLE:  
LAYOUT PLAN

ARCHITECT 	OWNER For OPG Developers Pvt. Ltd. 	NORTH 
SCALE 1:1000		