Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh,
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

FORM LC V (See Rule 12)

License No. 149 of 2026

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under to **Buildaxis Developers Pvt. Ltd.**, C/o Flat No. 316- CATE-3, PKT-8, Sector- 12, DWARKA, N.S.I.T., Dwarka South West Delhi, New Delhi-110078 for setting up of **Commercial Plotted Colony** over an area measuring **1.19725 acres** in the revenue estate of village Barona, Sector-10A, Kharkhauda District Sonipat.

1. The particulars of the land, wherein the aforesaid Commercial Plotted Colony is to be set up, are given in the schedule of land annexed hereto.
2. The License is granted subject to the following conditions:-

   a) That Commercial Plotted Colony will be laid out in accordance with the approved layout and development works are executed according to the designs and specifications shown in the approved plan.

   b) That 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.

   c) That licensee shall deposit the State Infrastructure Development Charges (SIDC) amounting to Rs.13,80,903/-@ Rs.750/- per Sqm 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.

   d) That licensee shall submit additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in building plan, you would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.

   e) 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 to the Govt. within a period of 30 days from approval of zoning plan.

   f) 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)(e)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

   g) That licensee has 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, along with the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.

   h) That licensee shall arrange electric connection from HVPNL/DHBVNL for electrification of your 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

Director
Town & Country Planning
Haryana, Chandigarh

i.e. HVPN/ DHBVNL Haryana and complete the same before obtaining completion certificate for the colony.

i) That licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of the DTCP till these services are made available from External Infrastructure to be laid by Haryana Shahari Vikas Pradhikaran.

j) That licensee shall obtain no objection certificate/clearance, as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site, in this office.

k) That licensee shall maintain and upkeep all roads, open spaces 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 and public health services free of cost to the Govt. or the local authority, as the case may be in accordable with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Rules, 1976.

l) That licensee shall pay the labour cess charges as per Policy dated 04.05.2010.

m) That license shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

n) That licensee shall make the provision of solar water heating system as per Haryana Renewable Energy Development Agency guidelines and shall be made operational where applicable before applying for an Occupation Certificate.

o) That licensee shall use only LED fittings for internal lighting as well as for campus lighting.

p) That licensee shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of the 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 from the plot buyers for meeting the cost of Internal Development Works in the colony.

q) That licensee shall keep pace of construction at least in accordance with sale agreement executed with the buyers of the plots.

r) That licensee have understood that provision of External Development Facilities may take long time by HSVP, the licensee shall not claim any damages against the Department for loss occurred, if any.

s) That licensee shall be responsible for compliance of all terms and conditions of license / provisions of the Act of 1975 and Rules 1976 till the grant of Final Completion Certificate to the colony or relieved of the responsibility by the Director, Town & Country Planning, Haryana whichever is earlier.

t) That licensee shall permit the Director or any other officer 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.

u) That licensee shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction purposal is explained to the satisfaction of HSVP in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.

v) That licencee shall obey all the directions/restrictions imposed by the Department from time to time in public interest.

w) That licensee shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 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.

x) That licensee shall integrate your bank account in which 70% allottee receipts are credited under Section-4(2)(l)(D) of the Real Estate Regulation and Development Act, 2016 with the on-line application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipts from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.

y) That such 10% of the total receipts from each payment made by an allottee, which is received by the Department, shall get automatically credited, on the date of receipt in Government treasury against EDC dues of the concerned license of the colonizer.

z) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the colonizer against the said license.

aa) That the implementation of such mechanism shall, however, have no bearing on the EDC installment schedule conveyed to you. You shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that the EDC installments that are due for payment get paid as per prescribed schedule."

bb) That licensee shall take prior permission from the concerned Divisional Forest Officer regarding cutting of tree in their applied site, if any.

cc) That licensee shall abide by with the Act/ Rules and policies notified by the Department for development of Commercial plotted colony and other instructions/ directions/ restriction issued/imposed by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, 1975.

dd) That license shall deposit the differential fee and charges in view of decision taken in the meeting of Council of Ministers dated 02.02.2026, within a period of 30 days of final notification regarding increase in fee & charges, without any objection/ claim.

3. **The licence is valid up to** 24/07/2031.

DA/As above.

Dated: 25/07/2026.
Place:

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

Endst. No. LC-5845- PA (MK)-2026/ 26524-540 Dated: 27-07-2026

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

1. Buildaxis Developers Pvt. Ltd., Flat No. 316- CATE-3, PKT-8, Sector- 12, DWARKA, N.S.I.T., Dwarka South West Delhi, New Delhi-110078, along with a copy of agreement, LC-IV D & Bilateral Agreement.
2. Deputy Commissioner, Sonipat
3. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
4. Chief Administrator, HSVP, Panchkula.
5. Chief Administrator, Housing Board, Panchkula along with copy of agreement.
6. MD, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
7. JD, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, 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 along with layout plan.
14. District Town Planner, Sonipat along with a copy of agreement and layout plan.
15. CAO of this Directorate along with a copy of agreement.
16. PM (IT) to update the status on the website.

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

To be read with Licence No. 149 Dated 25/07 of 2026

Detail of land owned by M/s Buildaxis Developers Pvt. Ltd.

VILLAGE	RECT. NO.	KILLA NO.	AREA (K-M-S) TOTAL	APPLIED
BARONA	2	16/3min	1-6-0	0-1-2
		17/2min	3-7-0	1-14-7
		24min	8-0-0	7-10-1
		25/1min	2-0-0	0-5-4
	TOTAL		14 Kanal 13 Marla	9 Kanal 11 Marla 5 Sarsai Or 1.19725 acres

Director
Town & Country Planning
Haryana, Chandigarh

AMIT KUMAR, IAS