

# Directorate of Town & Country Planning, Haryana

Nagar Ayojana Bhawan, 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. 193 of 2025

This license is being granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under in favour of Sh. Ramesh Kumar Yadav S/o Sh. Hoshiyar Singh Yadav, Sh. Alok Yadav S/o Sh. Kailash Yadav, Sh. Mokul Kumar Yadav, S/o Sh. Tekram Yadav, Smt. Jyoti Yadav W/o Sh. Manoj Yadav, in collaboration with Y. Con Infra, 212, 2<sup>nd</sup> floor, Besttech Chamber, Sushant Lok-I, Gurugram-122002 for the development of an Affordable Group Housing Colony over an area measuring 13.275 acres in the revenue estate of Village Pataudi, Sector-3, Pataudi, District Gurugram.

1. The particulars of the land, wherein the aforesaid Affordable Group Housing colony is to be set up, are given in the schedule of land annexed hereto.
2. The Licence is granted subject to the following conditions:-
  - a. That the Affordable Group Housing Colony will be laid out in confirmation to the approved building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
  - b. 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.
  - c. That licensee 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.
  - d. That licensee shall construct portion of sector road, service road, internal circulation roads, forming the part of site area at licensee 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.
  - e. That licensee shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana.
  - f. That licensee shall construct the community building at its own cost, or get constructed by any other institution or individual at its costs, the community building on the lands set apart for this purpose, as per provisions of section 3(3)(a)(iv) of Haryana Development and Regulation of Urban Areas Act, 1975.
  - g. That licensee shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
  - h. That licensee have understood that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and licensee 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.

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- i. That licensee shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- j. That licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority.
- k. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- l. That licensee shall use only LED fitting for internal lighting as well as campus lighting.
- m. That licensee 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 licence 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.
- n. That licensee 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 licensee have to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- o. That licensee shall permit the Director or any other office authorized by him to inspect the execution of the licensee 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 licensee and development works in accordance with the license granted.
- p. That licensee shall deposit thirty per centum of the amount release, from time to time, by licensee, from the flat owner within a period of ten days of its realization in a separate account to be maintained in a scheduled bank. This amount shall only be utilized by licensee towards meeting the cost of internal development works in the colony.
- q. That licensee shall not give any advertisement for sale of commercial area in affordable Group Housing area before the approval of building plans of the same.
- r. That licensee shall 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.
- s. That licensee shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- t. That licensee shall obtain clearance from competent authority that the land is not affected by section 4 & 5 of the PLPA, 1990 and other forest laws.
- u. That licensee shall obey all the directions/restriction given by this department time to time in public interest.
- v. That licensee 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.
- w. That licensee shall ensure the installation of solar photovoltaic power plant as per the provisions of order No. 22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- x. That licensee shall abide by the terms and conditions as per Affordable Housing Policy-2013 notified on 19.08.2013, as amended from time to time.
- y. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.

- z. 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, licensee shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
3. That electrification plan of the colony shall be got approved from concerned DISCOM before approval of building plans.
4. The licence is valid up to 08-10-2030.

Dated: 09-10-2025.  
Place: Chandigarh

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

Endst. No. LC-5637- JE (SJ)-2025/ 39320

Dated: 10-10-2025

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

1. Sh. Ramesh Kumar Yadav S/o Sh. Hoshiyar Singh Yadav, Sh. Alok Yadav S/o Sh. Kailash Yadav, Sh. Mokul Kumar Yadav, S/o Sh. Tekram Yadav, Smt. Jyoti Yadav W/o Sh. Manoj Yadav, in collaboration with Y. Con Infra, 212, 2nd floor, Besttech Chamber, Sushant Lok-I, Gurugram-122002, alongwith a copy of agreement, LC-IV C & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana-cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Land Acquisition Officer, Gurugram.
8. Senior Town Planner, Gurugram.
9. District Town Planner (P), Gurugram along with a copy of agreement.
10. District Town Planner (Enf.), Gurugram.
11. Chief Accounts Officer of this Directorate.
12. Project Manager (IT) of this Directorate with the request to host the orders on Departmental website for information of general public/developers.

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

To be read with License no. 193 Dated 09/10/ of 2025

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)
Pataudi	Ramesh Kumar Yadav	56	7/2	6-8
			13/3	1-0
			14/2	6-7
			16	8-0
			17/2	7-10
			18/1	1-3
			23/1/3	0-3
			24/1	1-2
			25/1	1-2
			7/1	2-3
			14/3	1-12
			15	8-0
			17/1	0-10
	Alok Yadav ½ share, Mukul Kumar Yadav ½ share	55	1/2/3	2-9
			2/2/2	1-12
			9/2	5-4
			10	8-0
			11	8-0
			12/1	5-4
			19/1/2	1-14
			20/1	2-13
		56	5/2/1	3-0
			6	8-0
	Jyoti Yadav 40/77 share, Mukul Kumar Yadav 37/77 share	56	5/2/5	0-11
		55	1/2/2	2-7
			2/2/1	5-19
			9/1	2-16
			12/2	2-16
			19/1/1	0-19
			Total	106-4 Or 13.275 Acres

Director  
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Haryana, Chandigarh