

FORM LC -V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 19 of 2025

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & Rules 1976 to Sh. Vikramjeet S/o Sh. Mohinder Pal, Sh. Apranjit Virk S/o Sh. Mahender Pal Singh, C/o Sh. Vikramjeet S/o Sh. Mohinder Pal, R/o 128, Model Town, Karnal for setting up of Integrated Residential Colony under New Integrated Licensing Policy dated 11.05.2022 over an area measuring 5.0625 acres falling in the revenue estate of village Budhakhera, Sector - 32 & 32A, Karnal.

1. The particulars of the land, wherein the aforesaid Integrated Residential Colony under New Integrated Licensing Policy dated 11.05.2022 is to be set up, are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The License is granted subject to the following conditions:
 - a) That you will pay the State Infrastructure Development Charges amounting to Rs. 85,84,446/- 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 you 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 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 Government 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 Act, 1975.
 - c) That area coming under the sector roads and restricted belt/green belt which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards plotable area is being granted, shall be transferred to the Govt. within 30 days of approval of Zoning Plan.
 - d) That if any external development works are provided at any stage by HSVP/Government, then applicant shall have to pay the proportionate development charges.
 - e) That you will integrate the services with the HSVP services as per the approved service plans and as and when made available.
 - f) That you shall submit NOC as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site.

Director
Town & Country Planning
Haryana, Chandigarh



- g) That you shall make arrangement for water supply, sewerage drainage etc to the satisfaction of DTCP till these services are made available from external infrastructure to be laid by HSVP.
- h) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- i) That you shall use only LED lamps fitting for internal lighting as well as campus lighting.
- j) That you shall ensure the installation of Solar Photovoltaic Power Plant as per provision of notification no. 22/52/2005-5 dated 03.09.2014 of Haryana Government Renewable Energy Department, if applicable.
- k) That you shall convey 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 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.
- l) That it is understood that the development/construction cost of 24/18 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any alongwith the construction cost of 24/18 m wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning, Haryana.
- m) That you shall arrange electric connection from outside source for electrification of the colony from HVPN and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which he shall get the electrical (distribution) service plan / estimates approved from the agency responsible for installation of external electric services i.e. HVPN/UHBNL/DHBNL Haryana and complete the same before obtaining completion certificate for the colony.
- n) That you 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 licence granted.
- o) That you shall deposit the amount realised, from time to time, by him, from the plot holders 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 him towards meeting the cost of internal development works in the colony.
- p) That you shall abide for paying the labour-cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010, as amended from time to time.
- q) That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.

- r) That you shall not give any marketing and selling rights to any other company other than the developer.
- s) That no claim shall lie against HSVP till non-provision of EDC services.
- t) That you shall complete the demarcation at site within two month from date of licence and will submit the demarcation plan in the office of District Town Planner, Karnal under the intimation to this office.
- u) That you shall submit the 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 & full particulars of the scheduled bank wherein the applicant company have to deposit amount from buyers for meeting the cost of internal development works in the colony.
- v) That you shall transfer 10% area of the licensed colony to the Government for provision of community sites as per provisions of the policy dated 11.05.2022.
- w) That, the owner/developer shall integrate its bank account in which 70% allottee receipts are credited under Section-4(2)(1)(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.
- x) 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.
- y) Such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- z) The implementation of such mechanism shall, however, have no bearing on the 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 the EDC installments that are due for payment get paid as per prescribed schedule.
- aa) That you shall abide by the provisions of the New Integrated Licence policy dated 11.05.2022, as amended time to time.
- bb) That you shall maintain ROW beneath 11 KV HT Line passing through the applied site till the shifting of same, until which the plots falling beneath the ROW of 11 KV HT Line shall be kept frozen in the layout plan.

3. The license is valid up to 03-02-2030.

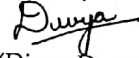
Dated: 04-02-2025.
Place:

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



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

1. Sh. Vikramjeet S/o Sh. Mohinder Pal, Sh. Apramjit Virk S/o Sh. Mahender Pal Singh, C/o Sh. Vikramjeet S/o Sh. Mohinder Pal, R/o 128, Model Town, Karnal along with a copy of agreement, LC-IV & Bilateral Agreement and Layout Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Managing Director, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Director, Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Panchkula.
8. Chief Engineer, HSVP, Panchkula.
9. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
10. Land Acquisition Officer, Panchkula.
11. Senior Town Planner, Panchkula along with a copy of Layout Plan.
12. District Town Planner, Karnal along with a copy of agreement & Layout Plan.
13. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
14. Accounts Officer, O/o DTCP along with a copy of agreement.



(Divya Dogra)

District Town Planner (HQ)

For Director, Town & Country Planning
Haryana Chandigarh

To be read with License No.....19.....Dated 04-02 of 2025

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)
Budhakhera	Vikramjeet S/o Mohinder Pal Apramjit Virk S/o Mahender Pal Singh	19	18/2	3-2
			23	7-9
			24/1	2-12
		24	3	7-6
			4	7-11
			5/2/2	2-6
			6/1/2	2-16
			7/1	3-14
			8/1	3-14
				Total

Note;- Killa no. 19//23min(2-2) for EDC and 19//23min(2-2) for IDW total 4K-4M of village Budhakhera has been mortgaged.

Director
Town & Country Planning
Haryana, Chandigarh