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

Licence No. 161 **of 2026**

This Licence is being granted under The Haryana Development and Regulation of Urban Areas Act, 1975 & Rules 1976, made thereunder to Sh. Madan Lal Sh. Naresh Kumar Sons & Sunaina @ Suman daughter of Sh. Sajjan Kumar, Smt. Sohna Devi Wife-Sh. Sunder, Sh. Pradeep Sons and Nirmala Devi, Vaijanti Daughters of Sh. Dalip Singh, Sh. Krishan Kumar-Sh. Kamlesh Kumar Ss/o Sh. Harjiram, Sh. Anand Kumar-Sh. Anil Kumar Ss/o Sh. Nathuram, Sh. Bhagwan Dass S/o Sh. Shriram, Smt. Pushpa W/o Sh. Naresh Kumar, Sh. Amilal S/o Sh. Udey Ram, Sh. Balbir Singh S/o Sh. Udey Ram, Kaushalya (W/o Sh. Om Parkash) D/o Sh. Nakeram, Sh. Jai Singh S/o Sh. Hari Ram & Sh. Pardeep S/o Sh. Satya Narayan, Sh. Mange Ram S/o Sh. Mahabir, Smt. Santosh Wife -Radhika daughter & Sh. Sonu-Mukesh Ss/o Sh. Rajender, Sh. Ram Kumar @ Angrez S/o Sh. Ram Singh, Sh. Subhash S/o Sh. Ram Singh, Smt. Champa Devi W/o Sh. Jai Singh in collaboration with Vasudha Associates,1st floor, 48, Model Town Hansi, District Hansi- 125033 for setting up of Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 20.6375 acres in the revenue estate of village Hansi & Dhana, Sector-2, Hansi, District Hansi.

1. The particulars of the land, wherein the aforesaid Affordable Residential Plotted Colony (under DDJAY Policy-2016) 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:

   i. 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.

   ii. 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 failing within alignment of same 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.

   iii. That you shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.

   iv. 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.

   v. 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 30 days of approval of zoning plan.

   vi. That you shall transfer 10% area of the licenced colony free of cost to the Government for provisions of community facilities within 30 days from the approval of zoning plan. Alternately, you shall have an option to develop such area on your own or through third party subject to the conditions mentioned at clause 4(j) in policy dated 25.08.2022.

Director
Town & Country Planning
Haryana, Chandigarh

vii. That you understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they 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.

viii. 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.

ix. 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.

x. 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.

xi. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

xii. That the provisions of Solar Photo Voltaic 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.

xiii. That you shall use only LED fitting for internal lighting as well as campus lighting.

xiv. That you shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(l)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department.

xv. 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.

xvi. 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.

xvii. 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.

xviii. 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 licencee 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.

xix. 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.

xx. That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.

xxi. 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, as amended from time to time.

Director
Town & Country Planning
Haryana, Chandigarh

xxii. 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 seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.

xxiii. That no further sale has taken place after submitting application for grant of license.

xxiv. That you shall not give any advertisement for sale of plots/commercial area before the approval of zoning plan.

xxv. That no provision of The Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.

xxvi. That you shall not encroach the revenue rasta passing through the site, if any and shall not object for free movement on the said rasta.

xxvii. That you shall abide by the terms and conditions of DDJAY Policy and other directions given by the Director from time to time to execute the project.

xxviii. That you 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.

xxix. That you 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) Act, 1981 and 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 Act.

xxx. That you 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.

xxxi. That you shall maintain green cover over the STP and UGT proposed underground in green area.

3. That you shall fulfill all the terms & conditions mentioned in the electrification plan approved by DISCOM vide Memo No. CH-09/OLNC-HT/HSR/EP-548 dated 21.01.2026.

4. That the fee and charges i.e. scrutiny fee, licence fee, conversion charges, SIDC are under revision and the same is in advance stage for notification, hence you shall deposit the differential amount of enhance aforesaid fee and charges, within 30 days of final notification.

5. The licence is valid up to 09/08/2031

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

Dated: The 10/08/2026.
Chandigarh

Endst. No. LC-5781/Asstt.(MS)/2026/ 28889 Dated: 11-08-2026

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

1. Sh. Madan Lal - Sh. Naresh Kumar Sons & Sunaina, @ Suman daughter of Sh. Sajjan Kumar, Smt. Sohna Devi Wife-Sh. Sunder, Sh. Pradeep Sons and Nirmala Devi, Vaijanti Daughters of Sh. Dalip Singh, Sh. Krishan Kumar-Sh. Kamlesh Kumar Ss/o Sh. Harjiram, Sh. Anand Kumar-Sh. Anil Kumar Ss/o Sh. Nathuram, Sh. Bhagwan Dass S/o Sh. Shriram,

Smt. Pushpa W/o Sh. Naresh Kumar, Sh. Amilal S/o Sh. Udey Ram, Sh. Balbir Singh S/o Sh. Udey Ram, Kaushalya (W/o Sh. Om Parkash) D/o Sh.Nakeram Sh. Jai Singh S/o Sh. Hari Ram & Sh. Pardeep S/o Sh. Satya Narayan, Sh. Mange Ram S/o Sh. Mahabir, Smt. Santosh Wife -Radhika daughter & Sh. Sonu-Mukesh Ss/o Sh. Rajender, Sh. Ram Kumar @ Angrez S/o Sh. Ram Singh, Sh. Subhash S/o Sh. Ram Singh, Smt. Champa Devi W/o Sh. Jai Singh in collaboration with Vasudha Associates, 1st floor, 48, Model Town Hansi, District Hansi - 125033 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. Deputy Commissioner, Hansi.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Hisar.
9. Land Acquisition Officer, Hisar.
10. Senior Town Planner, Hisar along with a copy of Layout Plan.
11. District Town Planner, Hisar along with a copy of agreement & Layout Plan.
12. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
13. Project Manager (IT) for updation on the website.

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

To be read with License No. 161 Dated 10/08 /2026

1. Detail of land owned by Sh. Madan Lal – Sh. Naresh Kumar sons 1091/4880 share & Sunaina @ Suman daughter of Sh. Sajjan Kumar Kumar 129/4880 share, Smt. Sohna Devi wife- Sh. Sunder – Sh. Pradeep sons & Nirmala Devi- Vaijanti Daughters of Sh. Dalip Singh 1/4 share and Sh. Krishan Kumar- Sh. Kamlesh Kumar Ss/o Sh. Harjiram 1/2 share.

Village	Rect. No.	Killa No.	Area (K-M)
Hansi	471	3/1/1	2-0
		3/1/2	2-0
		3/2/2 min	3-3
		4	8-0
		5	8-0
		6	8-0
		7	8-0
	472	10/1	5-19
		Total	**45-2**

2. Detail of land owned by Sh. Anand Kumar – Sh. Anil Kumar Ss/o Sh. Nathuram equal share:-

Village	Rect. No.	Killa No.	Area (K-M)
Hansi	471	8 min	2-14

3. Detail of land owned by Bhagwan Dass S/o Shriram:-

Village	Rect. No.	Killa No.	Area (K-M)
Hansi	471	14/1 min	1-16
		14/2 min	4-2
		15	8-0
	472	10/2	0-4
		11	4-6
		Total	**18-8**

4. Detail of land owned by Sh. Madan Lal – Sh. Naresh Kumar Ss/o Sh. Sajjan Kumar 373/1652 share, Smt. Sohna Devi wife- Sh. Sunder – Sh. Pradeep sons & Nirmala Devi- Vaijanti Daughters of Sh. Dalip Singh 105029/318836 share, Sh. Krishan Kumar 373/1652 share, Sh. Kamlesh Kumar 8069/318836 share Ss/o Sh. Harjiram & Smt. Pushpa W/o Naresh Kumar 80/413 share.

Village	Rect. No.	Killa No.	Area (K-M)
Hansi	439	21/2	0-9
		22/2	0-1
	440	23/2	0-9
		24/2	0-9
		25/2	0-9
	472	1	7-16
		Total	**9-13**

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

5. Detail of land owned by Kaushalya (W/o Om Parkash) D/o Nakeram:-

Village	Rect. No.	Killa No.	Area (K-M-S)
Dhana	56	9/2	3-18-0
		13/2	4-18-0
		Total	**8-16**

6. Detail of land owned by Sh. Amilal S/o Udey Ram:-

Village	Rect. No.	Killa No.	Area (K-M-S)
Dhana	56	6/2 min	1-3-3
		7/1/2 min	0-6-6
		12/1/1/2	1-0-0
		12/1/2/1	2-0-0
		12/1/2/2	1-0-0
		12/2	2-0-0
		13/1	3-2-0
		Total	**10-12**

7. Detail of land owned by Sh. Balbir Singh S/o Sh. Udey Ram:-

Village	Rect. No.	Killa No.	Area (K-M-S)
Dhana	57	14/1/1 min	2-4-5
		14/2/1	4-12-0
		15/1/1	0-8-0
		15/1/2	4-12-0
		15/2/2/1	0-4-0
		15/2/1	0-16-0
		Total	**12-16-5**

8. Detail of land owned by Sh. Jai Singh S/o Hari Ram 687/1294 share & Sh. Pardeep s/o Satya Narayan 687/1294 share:-

Village	Rect. No.	Killa No.	Area (K-M-S)
Dhana	57	7 min	7-0-4
		8/2	6-0-0
		9	8-0-0
		10	1-6-0
		11/2	1-10-0
		12/1/2	3-3-0
		12/2/2	0-12-0
		13/2	3-16-0
		Total	**31-7-4**

9. Detail of land owned by Sh. Mange Ram S/o Mahabir:-

Village	Rect. No.	Killa No.	Area (K-M-S)
Dhana	56	11	8-0-0
		12/1/1/1	2-0-0
	57	15/2/2/3	1-18-0
		Total	**11-18-0**

D.T.C.P (HR)
Suman (Patwar)

10. Detail of land owned by Smt. Santosh wife- Radhika daughter & Sonu – Mukesh sons of Sh. Rajender 1/3 share, Sh. Ram Kumar @ Angrez S/o Sh. Ram Singh 5/12 share & Sh. Subhash S/o Ram Singh 1/4 share:-

Village	Rect. No.	Killa No.	Area (K-M-S)
Dhana	56	7/2	6-0-0

11. Detail of land owned by Smt. Santosh wife- Radhika Daughter & Sonu – Mukesh sons of Sh. Rajender 5/12 share, Sh. Ram Kumar @ Angrez S/o Ram Singh 5/52 share, Sh. Subhash S/o Ram Singh 1/6 share and Smt. Champa Devi W/o Sh. Jai Singh 25/78 share:-

Village	Rect. No.	Killa No.	Area (K-M-S)
Dhana	56	8/2	7-16-0
		Grand Total	165K-2M Or 20.6375 acres

Note:- Khasra No.56//7/2min(1-9-6), 8/2min (1-11-0), 11min (0-9-2), 12/1/1/1min(0-6-1), 12/1/1/2min (0-6-1), 12/1/2/1 min (0-12-2), 12/1/2/2 min (0-12-2), 12/2 min (0-12-2), 13/1 min (1-14-6), 13/2 min (1-8-6) total 9K-2M-1S or 4603.33 Sqm of village Dhana is under mortgage.

Director
Town & Country Planning
Haryana, Chandigarh
Suman (Patwari)