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. 153 of 2026

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & Rules 1976 framed there under to Birdview Housing Projects LLP, Sh. Karan S/o Sh. Pawan and Sh. Parvesh S/o Sh. Lekh Raj in collaboration with **Birdview Housing Projects LLP,** C/o Village Khedki 75 m Road, Opposite BPTP Amstoria, Gurugram-122001 for setting up of **Affordable Residential Plotted Colony** (*under DDJAY Policy -2016*) over an area measuring **15.0875 acres** in the revenue estate of village Murthal, Sector-88, Sonipat.

1. The particular of the land, wherein the aforesaid Affordable Residential Plotted Colony under DDJAY is to be set up, are given in the Schedule annexed hereto.
2. The Licence is granted subject to the following conditions: -

i. That the licencee shall pay the State Infrastructure Development charges amounting to **Rs.1,96,16,313/-** @ Rs. 281.25/- per Sqm for the plotted area and Rs.562.50/- per Sqm for the commercial component in two equal installments. First installment will be due within 60 days of grant of licence and second installment within 6 months of grant of licence failing which 18% per annum interest will be liable for the delayed period.

ii. That 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.

iii. 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 there under are duly complied with.

iv. 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.

v. That licencee 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.

vi. That licencee 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.

vii. That licencee shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.

viii. That licencee 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

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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.

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

x. That licencee 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.

xi. That licencee shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of the 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.

xii. That licencee shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.

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

xiv. 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.

xv. That licencee shall use only LED fitting for internal lighting as well as campus lighting.

xvi. That licencee 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.

xvii. 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.

xviii. That licencee shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.

xix. That licencee 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.

xx. That licencee 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.

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

xxii. That licencee 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.

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xxiii. That licencee 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.

xxiv. That no further sale of applied land has taken place after submitting application for grant of license.

xxv. That licencee shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.

xxvi. That the licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed there under shall be followed by the applicant in letter and spirit.

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

xxviii. That the owner/developer 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, 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.

xxix. 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.

xxx. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.

xxxi. 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.

xxxii. That licencee 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.

xxxiii. That licencee 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.

xxxiv. That licencee shall abide by all the provisions of Act no. 8 of 1975 and Rules framed there under as amended time to time.

xxxv. That licencee shall maintain the green area over UGT and underground STP if proposed in the green area.

xxxvi. That licencee shall not encroach the revenue rasta, if passing between /along the applied site and shall not obstruct for free movement.

xxxvii. That the provision of Real Estate (Regulations and Development) Act, 2016 and rules framed there under shall be followed in letter and spirit.

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

xxxix. That the layout plan of colony is approved with a density of 13.5 Person per plot, hence, construction of S+4 floors will not be allowed, without prior approval of the Department.

xl. That licencee shall deposit the differential scrutiny fees/conversion 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 27-07-2031.

Dated: 28-07-2026.
Place:

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

Endst. No. LC-5855/PA (MK)/2026/ 26957-972 Dated: 29-07-2026

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

1. Sh. Karan S/o Sh. Pawan, Sh. Parvesh S/o Sh. Lekh Raj, Birdview Housing Projects LLP in collaboration with Birdview Housing Projects LLP, Village Khedki 75 m Road, Opposite BPTP Amstoria, Gurugram-122001 along with a copy of agreement, LC-IV & Bilateral Agreement and Layout Plan.
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, HVPNL, 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. Chief Accounts Officer of this Directorate along with a copy of agreement.
16. PM (IT) for up-dation on the website.

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

To be read with Licence No. 153 of 2026
Dt. 28-07-2026

1. Detail of land owned by Sh. Karan S/o Sh. Pawan 77/194 share, Birdview Housing Projects LLP 20/97 share, Sh. Parvesh S/o Sh. Lekhraj 77/194 share.

Village	Rect. No.	Killa No.	Area (K-M)	
			TOTAL	APPLIED
Murthal	113	6/5	1-5	1-5
		15/1	3-12	3-12
	TOTAL		4 Kanal 17 Marla	4 Kanal 17 Marla

2. Detail of land owned by Sh. Karan S/o Sh. Pawan 356/822 share, Birdview Housing Projects LLP 110/822 share, Sh. Parvesh S/o Sh. Lekhraj 356/822 share.

Village	Rect. No.	Killa No.	Area (K-M)	
			TOTAL	APPLIED
Murthal	96	14/2	2-17	2-17
		14/3	0-10	0-10
		15/2	1-18	1-18
		16	7-12	7-12
		17/1	1-11	1-11
		17/2	6-9	6-9
		24/1	4-4	4-4
	113	4	8-0	8-0
		5	7-12	7-12
		26	0-9	0-9
	TOTAL		41 Kanal 2 Marla	41 Kanal 2 Marla

3. Detail of land owned by Sh. Karan S/o Sh. Pawan 711/1642 share, Birdview Housing Projects LLP 110/821 share, Sh. Parvesh S/o Sh. Lekhraj 711/1642 share.

Village	Rect. No.	Killa No.	Area (K-M)	
			TOTAL	APPLIED
Murthal	96	24/2	3-16	3-16
		25	7-12	7-12
	113	7	6-16	6-16
		16	7-12	7-12
		17	7-19	7-19
		24	7-6	7-6
	TOTAL		41 Kanal 1 Marla	41 Kanal 1 Marla

4. Detail of land owned by Sh. Karan S/o Sh. Pawan 315/355 share, Birdview Housing Projects LLP 40/355 share.

Village	Rect. No.	Killa No.	Area (K-M)	
			TOTAL	APPLIED
Murthal	112	20	8-0	8-0
		21	6-16	6-16
	113	6/3/1	1-10	1-10
		6/3/2	1-9	1-9
	TOTAL		17 Kanal 15 Marla	17 Kanal 15 Marla

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AMIT KUMAR, IFS

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5. Detail of land owned by Birdview Housing Projects LLP 40/359 share, Sh. Parvesh S/o Sh. Lekhraj 319/359 share.

Village	Rect. No.	Killa No.	Area (K-M)	
			TOTAL	APPLIED
Murthal	113	13 min	6-3	4-3
		14	7-16	7-16
		15/2	4-0	4-0
	TOTAL		17 Kanal 19 Marla	15 Kanal 19 Marla
	GRAND TOTAL		122 Kanal 14 Marla Or 15.3375 Acres.	120 Kanal 14 Marla Or 15.0875 Acres.

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AMIT KUMAR, FI