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

LC -V (See Rule 12)

License No. 131 **of 2026**

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under in favour of Chirag Buildtec Pvt. Ltd., Building No. 80, First Floor, Sector-44, Gurugram-122003 for setting up of Affordable Group Housing Colony over an area measuring **5.2625 acres** in the revenue estate of village Abdulpur, Sector-91, Sonipat, Haryana.

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 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.
   b. 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 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 of grant of licence.
   c. That licencee 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.
   d. That the Affordable Group Housing Colony shall be laid out to conform to the approved building plans and the development works are executed according to the designs and specifications shown in the approved plan.
   e. That the building plans of the Affordable Group Housing Colony shall be submitted within three months of the date of grant of licence and no construction/ development shall be undertaken before approval of building plans.
   f. That licencee shall construct at your own cost, or get constructed by any other institution or individual at its costs, the community buildings on the lands set apart for this purpose, within four years from grant of license extendable as per Haryana Act no. 7 of 2019 and Rules notified on 20.08.2019, for the reasons to be recorded in writing failing which the land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or any institution including a local authority, for the said purposes, on such terms & conditions, as it may deem fit.
   g. That licencee shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
   h. 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 licencee 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.

Director
Town & Country Planning
Haryana, Chandigarh

x. That licencee shall maintain the ROW of 11 KV HT line passes through the applied site.

y. 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. That licencee shall submit the permission of NHAI to take access from National Highway to the site within a period of 90 days from the date of licence.
4. That licencee shall get the approval from DISCOM, before submitting building plans for approval.
5. **The licence is valid up to** 06/07/2031.

Dated: 07/07/2026.
Place: Chandigarh

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

Endst. No. LC-5886- PA (MK)-2026/ 23940 Dated: 07-07-2026

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

1. Chirag Buildtec Pvt. Ltd., Building No. 80, First Floor, Sector-44, Gurugram-122003, along with a copy of agreement, LC-IV B & Bilateral Agreement and zoning plan of the colony.
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. Administrator, HSVP, Rohtak.
8. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
9. Land Acquisition Officer, Rohtak.
10. Senior Town Planner, Rohtak.
11. District Revenue Officer, Sonipat along with a copy of agreement.
12. District Town Planner, Sonipat along with a copy of agreement.
13. Chief Accounts Officer of this Directorate along with a copy of agreement.
14. PM (IT) of this Directorate with the request to host this approval on website.

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

To be read with Licence No...131.....of 2026

dt:- 07/07/2026.

Detail of land owned by Chirag Buildtec Pvt: Ltd.

Village	Rect. No.	Killa No.	Area (K-M)	
			TOTAL	APPLIED
Abdulpur	26	3/2/2	1-8	1-8
		4/2/2	6-0	6-0
		7/1	3-9	3-9
		7/2	3-16	3-16
		8	4-5	4-5
		13	6-2	6-2
		14/1	6-7	6-7
		14/2	1-13	1-13
		17	4-2	4-2
		18/1	0-10	0-10
		18/2	3-19	3-19
		26	0-11	0-11
		TOTAL	42 Kanal 2 Marla	42 Kanal 2 Marla Or 5.2625 Acres.

Director
Town & Country Planning
Haryana, Chandigarh

AMIT KUMAR, IAS