

# Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349  
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

FORM LC -V (See Rule 12)

License No. 257 of 2025

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & Rules 1976 to Sh. Satender Kumar S/o Sh. Hazarilal, Smt. Birmati W/o Sh. Kapoor Singh Dalal, Sh. Naveen Singh Dalal S/o Sh. Kapoor Singh Dalal, BMSRL Builders, NCR Infra Buildwell Developers, Smt. Roshni W/o Sh. Dharam Singh in collaboration with NCR Infra Buildwell Developers LLP, Plot No. C-392, First Floor, Palam Extension, Sector-7, Dwarka, New Delhi - 110075 for setting up of Affordable Residential Plotted Colony DDJAY Policy -2016 over an area measuring 8.3083 acres in the revenue estate of village Jhajjar & Bid Sunarwala, Sector-21, Jhajjar.

1. The particular of the land, wherein the aforesaid Affordable Residential Plotted Colony is to be set up, are given in the Schedule annexed hereto.
2. The Licence is granted subject to the following conditions:
  - a. That the 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.
  - b. 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.
  - c. 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.
  - d. 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.
  - e. That licensee 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.
  - f. That licensee shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
  - g. That licensee 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 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.
  - 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 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.

Director  
Town & Country Planning  
Haryana, Chandigarh



- z. That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(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.
- aa. 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.
- bb. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- cc. 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.
- dd. That licensee 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.
- ee. That licensee 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.
- ff. That licensee shall abide by all the provisions of Act no. 8 of 1975 and Rules framed there under as amended time to time.
- gg. That licensee shall maintain the green area over UGT and underground STP which stands proposed in the green area.
- hh. That the provision of Real Estate (Regulations and Development) Act, 2016 and rules framed thereunder shall be followed in letter and spirit.
- ii. That licensee shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- jj. That licensee shall abide by the terms and conditions of permission granted by Irrigation Department.

3. The licence is valid up to 22-12-2030.

Dated: 23-12-2025.  
Place:

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

Endst. No. LC-5745/PA(MK)/2025/

49140-155

Dated: 23-12-25

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

1. Sh. Satender Kumar S/o Sh. Hazarilal, Smt. Birmati W/o Sh. Kapoor Singh Dalal, Sh. Naveen Singh Dalal S/o Sh. Kapoor Singh Dalal, BMSRL Builders, NCR Infra Buildwell Developers, Smt. Roshni W/o Sh. Dharan Singh, In collaboration with NCR Infra Buildwell Developers LLP, Plot No. C-392, First Floor, Palam Extension, Sector-7, Dwarka, New Delhi - 110075 along with a copy of agreement, LC-IV & Bilateral Agreement and Layout Plan.
2. Deputy Commissioner, Jhajjar.
3. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
4. Chief Administrator, HSVP, Panchkula.
5. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.

6. Managing Director, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
7. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, 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 alongwith layout plan.
14. District Town Planner, Jhajjar along with a copy of agreement and layout plan.
15. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
16. PM (IT) for updation on the website.



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

To be read with License No. 257 Dated 23/12/2025

1. Detail of land owned by Mr. Satender Kumar S/o Hazarilal 83/990 share, Ms. Birmati W/o Kapoor Singh Dalal 3647/7524, Naveen Singh Dalal S/o Kapoor Singh Dalal 6617/37620, BMSRL Builders 23/90:-

Village	Rect.No.	Killa No.	Area (K-M)
Jhajjar	254	21/1	1-18-0

2. Detail of land owned by BMSRL Builders:-

Village	Rect.No.	Killa No.	Area (K-M)
Jhajjar	254	21/2	3-13-0
		22	2-1-0
		Total	5-14-0

3. Detail of land owned by BMSRL Builders 2/9, Satender Kumar S/o Hazarilal 23/165, Ms. Birmati W/o Mr. Kapoor Singh Dalal 19/36, Naveen Singh Dalal S/o Kapoor Singh Dalal 73/660:-

Village	Rect.No.	Killa No.	Area (K-M)
Jhajjar	255	1/1	4-12-0
		11 min	0-8-7
	256	5	3-0-0
		6 min	4-3-0
		Total	12-3-7

4. Detail of land owned by BMSRL Builders 2073/2200 share NCR Infra Buildwell Developers LLP 127/2200:-

Village	Rect. No.	Killa No.	Area (K-M)
Jhajjar	255	1/2/1	2-7-0
		2	8-13-0
		Total	11-0-0

5. Detail of land owned by BMSRL Builders 1/9 share, NCR Infra Build Well Developers LLP 5/9 share, Mr. Naveen Singh Dalal S/o Kapoor Singh 1/6 share, Smt. Roshni W/o Dharam Singh 1/6 share:-

Village	Rect.No.	Killa No.	Area (K-M-S)
Jhajjar	255	9	8-0-0
		12 min	1-17-8
		13 min	0-17-7
		Total	10-15-6


6. Detail of land owned by BMSRL Builders 8/33 share, Satender Kumar S/o Hazarilal 6/55 share, Ms. Birmati W/o Kapoor Singh Dalal 35/66 share, Mr. Naveen Singh Dalal S/o Kapoor Singh Dalal 13/110 share:-

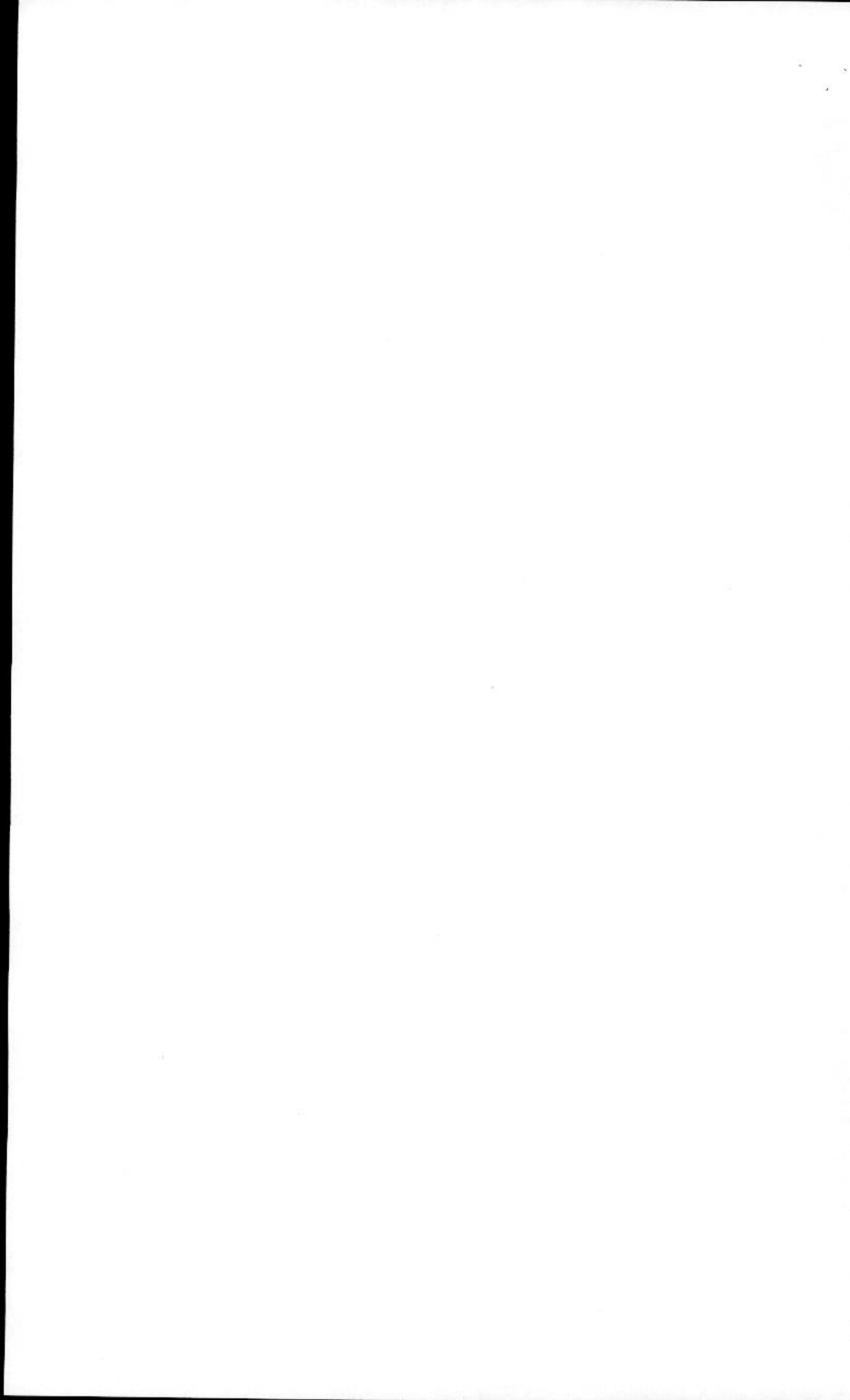
Village	Rect.No.	Killa No.	Area (K-M-S)
Jhajjar	255	10 min	6-9-5

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

7. Detail of land owned by NCR Infra Buildwell Developers LLP:-

Village	Rect.No.	Killa No.	Area (K-M-S)
Bid Sunarwala	85	3	7-2-0
		4/2 min	2-0-0
		8	3-18-0
		11/1 min	0-8-0
		13 min	3-12-0
		14/1 min	1-8-3
		Total	18-8-3
		Grand Total	66-9-3 Or 8.3083 acres

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



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		14/1 min	1-8-3
		Total	18-8-3
		Grand Total	66-9-3 Or 8.3083 acres

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

