

## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh

Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

**FORM LC -V**

(See Rule 12)

License No. 118 of 2025

This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under to Sh. Satpal Singh-Bhopal Singh Ss/o Sh. Surta, Sh. Praveen Kumar-Sh. Lokesh Kumar Ss/o Sh. Rajkumar Singh and Sh. Ravinder Raghav S/o Sh. Narender Singh In collaboration with Ekaakshara Builders LLP Unit 303, Suncity Success Tower, Sector-65, Gurugram, Haryana - 122005 to set up an Affordable Residential Plotted Colony under DDJAY over an area measuring 11.0875 acres in the revenue estate of village Sohna, Sector-5, Sohna, District Gurugram.

1. The particulars of the land, wherein the aforesaid Affordable Residential Plotted Colony is to be set up, are given in the schedule of land 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 deposit an amount of **Rs. 1,36,29,601/-** on account of Infrastructure Development Charges @ Rs. 375/- per Sqm for residential and @ Rs. 750/- per sqm for commercial component in two equal instalments; first within 60 days from issuance of license and second within six months through online portal of Department of Town & Country Planning, Haryana. Any default in this regard will attract interest @ 18% per annum for the delayed period.
  - ii) That the 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.
  - iii) That the licensee shall construct 18/24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government within a period of 30 days from the date of approval of zoning plan.
  - iv) 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 free of cost to the Govt. within a period of 30 days from the date of approval of zoning plan.
  - v) That the licensee shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.

Director  
Town & Country Planning  
Haryana, Chandigarh



- vi) That the licensee 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 Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1963.
- vii) That the licensee 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.
- viii) That the licensee 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.
- ix) That the licensee 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.
- x) That the licensee shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP 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.
- xi) That the licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- xii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiii) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- xiv) That the licensee 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.
- xv) 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.



- xvi) That the licensee shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- xvii) That the licensee 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.
- xviii) That the licensee 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.
- xix) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- xx) That the licensee 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.
- xxi) That the licensee 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.
- xxii) That no further sale has taken place after submitting application for grant of license.
- xxiii) That the licensee shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- xxiv) That the licensee 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.
- xxv) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxvi) That the licensee shall abide by the terms and conditions of policy of DDJAY and other direction given by the Director time to time to execute the project.
- xxvii) That the licensee 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 of Act 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.
- xxviii) That the licensee shall not encroach the revenue rasta passing through the site, if any and shall not object for free movement on the said rasta.



- xxix) That the licensee shall maintain the underground STP and the green area above the same through proper horticulture.
- xxx) That the licensee shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree in their applied site.
- xxxi) That the licensee shall get NOC from competent authority of DISCOM before grant of occupation certificate / part completion certificate/ completion certificate in compliance of notification dated 03.10.2023 issued by the Haryana Electricity Regulatory Commission (HERC).
3. That the licensee shall get the Electrification Plan approved from the Competent Authority of DISCOM as per notification dated 03.10.2023 and shall submit the same in this office within a period of 30 days from issuance of this licence.
4. That licensee shall upload the copy of LOI alongwith proposed layout plan on the online portal developed by DHBVN i.e. URL-<https://misweb.dhbvn.org.in/DTCP> within a period of 30 days from issuance of this licence.
5. The licence is valid up to 13-07-2030.

(Amit Khatri, IAS)

Director,

Town & Country Planning

Haryana, Chandigarh

Dated: 14-07-2025.

Place: Chandigarh

Endst. No. LC-5621-JE(SK)-2025/ 26455

Dated: 14-07-2025

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

1. ✓ Sh. Satpal Singh-Bhopal Singh Ss/o Sh. Surta, Sh. Praveen Kumar-Sh. Lokesh Kumar Ss/o Sh. Rajkumar Singh and Sh. Ravinder Raghav S/o Sh. Narender Singh In collaboration with Ekaakshara Builders LLP, Unit 303, Suncity Success Tower, Sector-65, Gurugram alongwith copy of layout plan and LC-IV, Bilateral agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Executive Officer, GMDA, Gurugram.
5. Chief Administrator, Housing Board, Panchkula.
6. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
7. Joint Director, Environment Haryana – Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
8. Director Urban Estates, Haryana, Panchkula.
9. Administrator, HSVP, Gurugram.
10. Land Acquisition Officer, Gurugram.
11. Senior Town Planner, Gurugram.
12. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
13. PM (IT) for updation on the website.

(Sunena)

District Town Planner (HQ)

For Director, Town & Country Planning,  
Haryana, Chandigarh

To be read with License No.....118.....Dated.....14/07/.....of 2025

| Village | Name of owner  | Rect. No. | Killa No.       | Area (K-M)                   |
|---------|--|-----------|-----------------|------------------------------|
| Sohna   | Satpal Singh S/o Surta ½ share<br>Bhopal Singh S/o Surta ½ share   | 142       | 24/2/2min east  | 1-0                          |
|         |  | 177       | 4min north east | 0-8                          |
|         |  |           | 5/1             | 4-0                          |
|         |  | 178       | 9               | 7-12                         |
|         |  |           | 12/1            | 5-12                         |
|         |  |           | 12/2            | 2-8                          |
|         |  |           | 18min north     | 6-9                          |
|         |  |           | 19min north     | 6-9                          |
|         |  |           | 26              | 0-8                          |
|         |  |           |                 |                              |
|         | Praveen Kumar S/o Rajkumar Singh ½ share<br>Lokesh Kumar S/o Rajkumar Singh ½ share  | 178       | 4               | 8-0                          |
|         |  |           | 13              | 8-0                          |
|         | Ravinder Raghav S/o Narender Singh   | 177       | 6/1             | 6-0                          |
|         |  |           | 6/2             | 2-0                          |
|         |  | 178       | 10/1            | 4-0                          |
|         |  |           | 10/2            | 4-0                          |
|         |  |           | 11/2            | 6-8                          |
|         | Satpal Singh S/o Surta 3/80 share,<br>Bhopal Singh S/o Surta 3/80 share,<br>Praveen Kumar S/o Rajkumar Singh 37/80 share&<br>Lokesh Kumar S/o Rajkumar Singh 37/80 share       | 178       | 3               | 8-0                          |
|         |  |           |                 |                              |
|         | Satpal Singh S/o Surta 1/320 share,<br>Bhopal Singh S/o Surta 1/320 share,<br>Praveen Kumar S/o Rajkumar Singh 159/320 share&<br>Lokesh Kumar S/o Rajkumar Singh 159/320 share |           | 8               | 8-0                          |
|         |  |           |                 |                              |
|         |  |           | Total           | 88-14<br>Or<br>11.0875 Acres |

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