

Directorate of Town & Country Planning, Haryana

Nagar Ayojana 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. 233 of 2025

This Licence is hereby granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Sh. Ajay Kumar S/o Sh. Rajesh Kumar, R/o village Salimpur Torali, Rolad Lalitpur, Sonipat-131024, for setting up of Retirement Housing Project under Retirement Housing policy dated 04.11.2024 over an area measuring 0.75 acres in the revenue estate of village Rathdhana, Sector 35, Sonipat.

1. The particulars of the land, wherein the aforesaid Retirement Housing Project under Retirement Housing policy dated 04.11.2024 is to be set up are given in the Schedule annexed hereto.
2. The Licence is hereby granted subject to the following conditions:-
 - (i) That the licensee will pay the Infrastructure Development Charges amounting to Rs. 31,75,175/- on account of Infrastructural Development Charges @ Rs. 460/- per Sqm for Group Housing component and @ Rs. 750/- per Sqm for commercial component in two equal installments; 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 area coming under the sector roads/internal road and restricted belt / green belt 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.
 - (iii) 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.
 - (iv) That the licensee 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.
 - (v) That the licensee shall integrate the services with HSVP or SMDA services as and when made available.
 - (vi) That the licensee understood that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and the licensee 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.
 - (vii) That the licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of the DTCP till these services are made available from External Infrastructure to be laid by HSVP/SMDA.
 - (viii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
 - (ix) That the licensee shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.

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- (x) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- (xi) That the licensee shall obtain the requisite permission from Power Department regarding installation of electrical infrastructure as prescribed in order circulated vide DTCP dated 30.10.2019.
- (xii) That the licensee shall get the NOC from competent authority of DISCOM before grant of Occupation Certificate / Completion Certificate.
- (xiii) 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 the licensee have to deposit seventy percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- (xiv) That the licensee 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.
- (xv) That the licensee shall not give any advertisement for sale of commercial area before the approval of layout plan/building plans of the same.
- (xvi) That the licensee shall 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 its subsequent amendments.
- (xvii) That the licensee shall keep pace of construction at-least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- (xviii) That the licensee shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, you would be required to furnish an additional bank guarantee within a period of 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
- (xix) That the licensee shall specify the detail of calculations per Sqm/per Sqft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- (xx) That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed there under shall be followed by the applicant in letter and spirit.
- (xxi) That the licensee shall not pre-launch/sale of flat/area before approval of the building plans.
- (xxii) That the licensee shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
- (xxiii) That the licensee will abide by with the Act/Rules and the policies notified by the Department for development of commercial colonies and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, 1975.
- (xxiv) 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, you shall be liable for

penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.

- (xxv) That the licensee shall be required to file half yearly reports containing the complete list of occupants, the duration of occupancy, the facilities offered in the premises etc. to the Monitoring Committee to be chaired by the Deputy Commissioner of the concerned district on a format, as prescribed.
- (xxvi) 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.
- (xxvii) 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.
- (xxviii) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- (xxix) That 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.
- (xxx) That the licensee shall comply with the terms and conditions of Retirement Housing policy dated 04.11.2024.
- (xxxi) That licensee shall get the electrification plan approved from the competent authority of DISCOM and will submit the same before approval of building plans.

3. The licence is valid up to 26-11-2030.

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

Dated: 27-11-2025.
Place:

Endst. No. LC-5751/JE (RA)/2025/ 45083-98 Dated: 27-11-2025
A copy along with a copy of schedule of land is forwarded to the following for information and necessary action: -

1. Sh. Ajay Kumar S/o Sh. Rajesh Kumar, R/o village Salimpur Torali, Rolad Lalitpur, Sonipat-131024 along with a copy of agreement, LC-IV, Bilateral agreement & zoning 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. Managing Director, HVPN, 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.
14. District Town Planner, Sonipat 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) to update the status on website.


(RAMNEEK)
Assistant Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

To be read with License No.....233.....Dated.....27/11...../2025

Detail of land owned by Ajay Kumar S/o Rajesh Kumar:-

| Village | Rect.No. | Killa No. | Area (K-M) |
|-----------|----------|-----------|---------------------|
| Rathdhana | 115 | 12/2 | 6-0 Or 0.75 acre |


Director
Town & Country Planning
Haryana, Chandigarh
Suman (Pat. Jai)