

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. 151 of 2026

This license is being granted under the provision of Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976, framed thereunder to Aarvik Buildcon Infra LLP, Regd. Off. 623, Ground Floor, Sector-9, Faridabad for setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 6.84375 acres falling in the revenue estate of village Prithla, Sector-06, Prithla, District Palwal.

1. The particulars of the land, wherein the aforesaid Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 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 the affordable residential plotted colony under Deen Dayal Jan Awas Yojna will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - ii. That the conditions of the agreements executed with Director shall duly be fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 shall duly be complied with.
 - iii. 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.
 - iv. That licensee shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
 - v. That licensee shall transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities within a period of 30 days from approval of zoning plan. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked on the layout plan to be approved alongwith the license.

Director
Town & Country Planning
Haryana, Chandigarh

- vi. That the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and licensee 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.
- vii. That NOC/Clearance as per provisions of notification dated 14.09.2006 shall be obtained from Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- viii. That licensee shall make its own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Shehri Vikas Pradhikaran or any other execution agency.
- ix. That licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- x. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xi. That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- xii. That licensee shall use only LED fitting for internal lighting as well as campus lighting.
- xiii. That the 'Ultimate Power Load requirement' for the project shall be conveyed 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.
- xiv. 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. licensee shall also provide detail of calculation of EDC per Sqm/per sft. to the Allottees while raising such demand from the plot owners.
- xv. That pace of development shall be kept atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- xvi. That 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

licencee 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.

- xvii. That the project shall be completed within seven years (5+2 years) from date of grant of license as per clause 1(ii) of the policy notified on 08.02.2016 amended from time to time.
- xviii. That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- xix. That the labour cess shall be paid as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010 amended from time to time.
- xx. That licensee shall made 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 thirty percentum of the amount received from the plot holders will be deposited to meet the cost of Internal Development Works in the colony.
- xxi. That no further sale has taken place after submitting application for grant of license.
- xxii. That licensee shall permit the Director or any other officer authorized by him to inspect the execution of the layout and the development in the 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.
- xxiii. That licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder in letter and spirit.
- xxiv. That the revenue rasta/ water course passing through the site, if any shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
- xxv. 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.
- xxvi. That 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, licensee shall be liable for penal action by Haryana State Pollution Controlled Board or any other Authority Administering the said Acts.

xxvii. That the Government has accorded in-principle approval for revision of rates of Licence Fees, Conversion Charges and Infrastructure Development charges (IDC). Licencee shall liable to pay the differential amount of the aforesaid charges as per the revised rates, as and when demanded by the Department.

3. The licence is valid up to 27/07/2031.

Dated: 28/07/2026.
Place: Chandigarh

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

Endst. No. LC-5945-PA (SK)-2026/2 6800

Dated: 28-07-2026

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

1. Aarvik Buildcon Infra LLP, Regd. Off. 623, Ground Floor, Sector-9, Faridabad alongwith copy of agreement / Bilateral agreement, schedule of land & layout plan.
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. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Faridabad.
8. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
9. Land Acquisition Officer, Faridabad.
10. Senior Town Planner, Faridabad.
11. District Revenue Officer, Palwal.
12. District Town Planner, Palwal.
13. Chief Accounts Officer of this Directorate.
14. Project Manager (IT) for updation on the website.

(Rakesh Bansal)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

To be read with License No.....151.....Dated.....28/07/2026

Detail of land owned by Aarvik Buildcon Infra LLP:-

Village	Rect. No	Killa No	Area (K-M)
Prithla, Palwal	68	13/2	2-17
		3/2	2-13
		8/1	2-17
		13/1	5-3
		2/2	0-12
		3/1	4-16
		8/2	5-3
	59	24	8-0
		25/1	4-13
		14/1	2-7
		16/2/3	0-18
		17	7-15
		18/3/1	1-0
		23/2	4-0
		18/2	2-1
		Total	54-15
			Or 6.84375 acres

Director
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Haryana, Chandigarh