

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. 125. of 2026

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under to Om Shiva Real Estate Pvt. Ltd., Sh. Dinesh S/o Sh. Dharambir, Sh. Vijender S/o Sh. Hoshiyar Singh, Smt. Raj Kaur Wd/o Sh. Hoshiyar Singh In collaboration with Om Shiva Real Estate Pvt. Ltd. C/o Plot No. 1, OM Enclave, Gohana Road, Rohtak-124001 for setting up Affordable Residential Plotted Colony (under Deen Dayal Jan Awas Yojna Policy-2016) over an area measuring **11.268 acres** in the revenue estate of village Barona, Sector- 10, Kharkhauda, District Sonapat.

1. The particulars of the land, wherein the aforesaid Affordable Residential Plotted Colony under DDJAY Policy 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 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 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 licensee shall construct 18/24/30 m wide internal circulation road forming part of licenced area at your own cost and transfer the same to the Government within a period of 30 days from the date of approval of zoning plan.
 - c) 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 to the Govt. within a period of 30 days from the date of approval of zoning plan.
 - d) That licensee shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
 - e) That licensee shall transfer 10% area of the licenced colony to the Government for provision 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.
 - f) That licensee understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and 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.
 - g) That 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.
 - h) That licensee shall make your 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 Shehari Vikas Pradhikaran or any other execution agency.

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- i) That licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- j) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- k) That licensee shall use only LED fitting for internal lighting as well as campus lighting.
- l) That 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.
- m) 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.
- n) That licensee shall keep pace of development at least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- o) 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 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.
- p) That 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.
- q) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- r) That 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.
- s) That licensee shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of the 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.
- t) That licensee shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- u) That licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed there under shall be followed by the applicant in letter and spirit.
- v) 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.
- w) 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.

- x) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
 - y) 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.
 - z) That licensee shall abide by the terms and conditions of policy of DDJAY and other directions given by the Director time to time to execute the project.
 - aa) 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, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.
 - bb) That licensee shall not encroach the revenue rasta passing through the site, if any and shall not object for free movement on the said rasta.
 - cc) That licensee shall deposit the differential fee and 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.
 - dd) That licensee shall abide by all the provisions of Act no. 8 of 1975 and Rules framed there under as amended time to time.
 - ee) That licensee shall maintain the green area over UGT and underground STP if proposed in the green area.
 - ff) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
3. The licence is valid up to 01-07-2031.

Dated: 08-07-2026
Place: Chandigarh

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

Endst. No. LC-5758- PA (MK)-2026/ 23127-140

Dated: 02-07-2026

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

1. Om Shiva Real Estate Pvt. Ltd , Sh. Dinesh S/o Sh. Dharambir, Sh. Vijender S/o Sh. Hoshiyar Singh, Smt. Raj Kaur Wd/o Sh. Hoshiyar Singh In collaboration with Om Shiva Real Estate Pvt. Ltd. Plot No. 1, OM Enclave, Gohana Road, Rohtak-124001, along with a copy of agreement, LC-IV B & Bilateral Agreement and layout 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. JD, 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. 125 Dated 02/07 of 2026

1. Detail of land owned by Om Shiva Real estate Pvt. Ltd. 11971/13158 share, Sh. Dinesh S/o Sh. Dharabir 55/774 share, Sh. Vijender S/o Sh. Hoshiyar Singh 6/731 share, Smt. Raj Kaur Wd/o Sh. Hoshiyar Singh 8/731 share.

Village	Rect. No.	Killa No.	Area (K-M)
Barona	3	19	3-4
		20/1	2-10
		22	8-0
		23	7-0
		24	2-14
	4	1/2	4-9
		2/2	5-0
		3	8-0
		4	8-0
		7	7-2
		8/1	4-11
		9/1/1	0-16
		9/2/1	3-13
	5	10/1	4-13
		5/2	3-10
TOTAL			73 Kanal 2 Marla

2. Detail of land owned by Om Shiva Real estate Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Barona	3	21	8-0
	4	1/1	3-11
		2/1	3-0
	5	5/1	2-10
TOTAL			17 Kanal 1 Marla

GRAND TOTAL(1+2) 90 Kanal 3 Marla Or 11.26875 acres

NOTE: - The Khasra/Killa Nos. 3//21 min(1-8-1), 22 min(1-6-1); 4//1/1min (1-3-2), 1/2 min (0-1-6), 2/1 min (0-18-5) Total 4 Kanal 17 Marla 6 Sarsai or 2474.38 sq. mtr. (Plot Nos. 30, 46 to 55 & 81 to 90) are mortgaged against BG of IDW.

Director
Town & Country Planning
Haryana, Chandigarh
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