District Town Planner KARNAL
Diary No. 2212
Date 20.6.11

Directorate of Town & Country Planning, Haryana

Ayojna Bhawan, Sector-18, Chandigarh, web site tcpharyana.gov.in
Phone: 0172-2549349; e-mail: tcphry@gmail.com

FORM LC-V
(See Rule-12)

Licence No. 52 of 2011

This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to S/Sh. Amrik Singh, Anoop Singh, Pritam Singh, Kuldeep Singh Ss/o Harnam Singh, S/Sh.Manjit Singh, Charanjit Singh, Sarabjit Singh, Amanjeet Singh, Dalbinder Singh, Vikramjit Singh Ss/o Jaswant Singh, S/Sh.Sawran Singh, Gurbachan Singh, Amrik Singh, Joga Singh Ss/o Teja Singh, S/Smt./Sh. Gyan Singh S/o Foja Singh, Davinder Singh, Jasbir Singh, Satwinder Singh, Bhupinder Singh, Major Singh Ss/o Khajan Singh, Sukhvinder Singh, Jaswant Singh Ss/o Darshan Singh, Puran Singh S/o Trilok Singh, Narinder S/o Kehar Singh, Smt. Jasbir Kaur, Rajwant Kaur, Gurbachan Kaur, Kulwant Kaur Ds/o Kehar Singh, Gurcharan Singh, Sukhchain Singh Ss/o Kehar Singh, S/Smt/Sh. Ajeet Singh, Harbhajan Singh Ss/o Trilok Singh, Kapoor Kaur Wd/o Pritam Singh, Jasminder Singh S/o Pritam Singh, C/o M/s Soni Realtors Pvt. Ltd., 310-312, IIIrd , Floor, Central Plaza, Golf Course Road, Sector 53, Gurgaon.

2. The particulars of land wherein the aforesaid residential colony is to be set up are given in the schedule annexed hereto and duly signed by the Director General, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
   a) That the Plotted Colony is laid out to conform to the approved building plan and the development works are executed according to the designs and specifications shown in the approved plan.
   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 Rules, 1976 made there-under are duly complied with.
   c) That the demarcation plan of the colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
4. To submit an undertaking that you will construct 24 mtrs wide internal circulation road falling through your site side at your own costs and the entire road shall be transferred free of cost to the Government.
5. That you will not give any advertisement for sale of Commercial area and flat in group housing area before the approval of layout plan/building plans of the same.
6. That the portion of sector/Master plan road which shall form part of the licenced area if any shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
7. That you shall obtain approval/NOC from the Competent Authority to fulfill the requirements of notification no. S.O. 1533 (E) dated 14.09.2006 issued by the

DG, TCP (HR)

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Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.

8. That you shall seek approval from the Competent Authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
9. That you shall provide the rain water harvesting system as per central ground water Authority Norms/ Haryana Govt. notification as applicable.
10. That you shall provide the Solar water heating system as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
11. That you will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
12. That you shall submit revalidated bank guarantees two months in advance before expiry of bank guarantees.
13. That the licensee shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DG, TCP till the services are made available from external infrastructure to be laid by HUDA.
14. That the cost of 24/18 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any alongwith the construction cost of 24/18 m wide road/major internal road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana.
15. That you will intimate your official Email ID to the department and correspondence done by department on this ID shall be treated as official intimation & legally valid.
16. That you shall convey Ultimate Power Load Requirement of the project to the concerned power utility, with a copy to the Director, with in two month period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
17. The licence is valid upto 09/6/2015.

Dated: Chandigarh
The 10/6/2011.

(T.C. Gupta, I.A.S)
Director General,
Town & Country Planning,
Haryana, Chandigarh

Endst No. LC-2436-JE(BR)- 2011/ 7811-26 Dated:- 14/6/11

A copy is forwarded to the following for information and necessary action:-

1. M/s Soni Realtors Pvt. Ltd., 310-312, IIIrd , Floor, Central Plaza, Golf Course Road, Sector 53, Gurgaon along with copy of agreement LC-IV and bilateral agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula along with copy of agreement.

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5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, SCO No. 1-3, Sector -17D Chandigarh.
7. Additional, Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Panchkula.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Karnal along with a copy of agreement.
11. Senior Town Planner (Monitoring Cell), Haryana, Sector-8, Chandigarh.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. Senior Town Planner, Panchkula. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 8 above before starting the Development Works.
14. Chief Accounts Officer, O/o Senior Town Planner (M), Chandigarh along with a copy of agreement.
15. Land Acquisition Officer, Panchkula.
16. District Town Planner, Karnal along with a copy of agreement. with LOP.

(Vijay Kumar)
District Town Planner (HQ)
For Director General, Town and Country Planning,
Haryana, Chandigarh.

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To be read with License No. 52. of 2011 / 10.6.2011

1. Detail of land owned by Amrik Singh S/o Harnam Singh, Distt. Karnal

Village	Rect. No.	Killa No.	Area K – M
Budda Khera	19	7/1	3 – 14
		8	6 – 15
		13/2	7 – 8
		14/1	4 – 4
		Total	22 – 1

2. Detail of land owned by Anoop Singh S/o Harnam Singh

Village	Rect. No.	Killa No.	Area K – M
Budda Khera	19	6	6 – 19
		7/2	3 – 13
		14/2	3 – 16
		15	7 – 12
		Total	22 - 0

3. Detail of land owned by Pritam Singh S/o Harnam Singh.

Village	Rect. No.	Killa No.	Area K – M
Budda Khera	19	2/2	0 – 8
		3	8 – 0
		4	8 – 0
		5/1	5 – 12
		Total	22 – 0

4. Detail of land owned by Kuldeep Singh S/o Harnam Singh

Village	Rect. No.	Killa No.	Area K – M
Budda Khera	19	1	1 – 8
		2/1	7 – 12
		9/1	4 – 8
		9/2 min	2 – 8
		12/2	3 – 12
		13/1	0 – 12
		Total	20 – 0

DDTCP (HQ)
Chandigarh

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(246) to be read with Licence No. 52/10 0/2011

5. Detail of land owned by Manjit Singh, Charanjit Singh, Sarabjit Singh, Amanjeet Singh, Dalbinder Singh, Vikramjit Singh Ss/o Jaswant Singh

Village	Rect. No.	Killa No.	Area K – M
Budda Khera	20	11	8 – 0
		12	7 – 9
		19	8 – 0
		20/1	6 – 0
		Total	29 – 9

6. Detail of land owned by Sawran Singh, Gurbachan Singh, Amrik Singh, Joga Singh Ss/o Teja Singh

Village	Rect. No.	Killa No.	Area K – M
Budda Khera	12	20	8 – 0
		21/1	6 – 0
	13	15	8 – 0
		16	8 – 0
		17/1	4 – 17
		Total	34 – 17

7. Detail of land owned by Gyan Singh S/o Foja Singh-1/8 share, Davinder Singh, Jasbir Singh, Satwinder Singh, Bhupinder Singh, Major Singh Ss/o Khajan Singh-1/8 share, Sawran Singh, Gurbachan Singh Ss/o Teja Singh-1/4 share, Sukhvinder Singh, Jaswant Singh Ss/o Darshan Singh-1/8 share, Puran Singh S/o Trilok Singh- 1/8 share, Narinder S/o Kehar Singh- 1/224 share, Smt. Jasbir Kaur, Rajwant Kaur, Gurbachan Kaur, Kulwant Kaur Ds/o Kehar Singh-39/224 share, Gurcharan Singh, Sukhchain Singh Ss/o Kehar Singh- 1/14 share.

Village	Rect. No.	Killa No.	Area K – M
Budda Khera	19	16	6 – 16
		17	8 – 0
	20	22	7 – 7
		20/2	2 – 0
	23	1	8 – 0
	24	5/1	3 – 8
	19	24/2	3 – 2
		25	6 – 11
		18/1	3 – 12
	20	21	7 – 7
	23	2	8 – 0
		Total	64 – 3

D.G.T.C.P. (Hr.)
Chhokil

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8. Detail of land owned by Davinder Singh, Jasbir Singh, Satwinder Singh, Bhupinder Singh, Major Singh Ss/o Khajan Singh- 1/4 share, Sawran Singh, Gurbachan Singh, Amrik Singh, Joga Singh Ss/o Teja Singh- 1/4 share, Sukhvinder Singh, Jaswant Singh Ss/o Darshan Singh, Puran Singh, Ajeet Singh, Harbhajan Singh, Ss/o Trilok Singh- 1/5 share, Kapoor Kaur Wd/o Pritam Singh, Jasminder Singh S/o Pritam Singh-1/20 share, Jasbir Kaur, Rajwant Kaur, Gurbachan Kaur, Kulwant Kaur Ds/o Kehar Singh- 39/224 share, Gurcharan Singh, Sukhchain Singh Ss/o Kehar Singh- 1/14 share, Narinder S/o Kehar Singh- 1/224 share.

Village	Rect. No.	Killa No.	Area K – M
Budda Khera	12	22	8 – 0
	13	19	7 – 11
		20	3 – 16
	20	9	6 – 13
	12	21/2	2 – 0
	13	17/2	2 – 0
		18	7 – 11
	19	5/2	2 – 0
	20	1	8 – 0
	13	24	8 – 0
		25	8 – 0
	20	2	8 – 0
		10	7 – 7
	13	21	2 – 5
		22	8 – 0
		23	8 – 0
		Total	97 – 3

9. Detail of land owned by Gyan Singh S/o Foja Singh-1/8 share, Davinder Singh, Jasbir Singh, Satwinder Singh, Bhupinder Singh, Major Singh Ss/o Khajan Singh- 1/8 share, Sawran Singh, Gurbachan Singh, Amrik Singh, Joga Singh Ss/o Teja Singh – 1/4 share, Ajeet Singh, Harbhajan Singh Ss/o Trilok Singh – 1/4 share, Gurcharan Singh, Sukhchain Singh Ss/o Kehar Singh – 1/14 Share, Jasbir Kaur, Rajwant Kaur, Gurbachan Kaur, Kulwant Kaur Ds/o Kehar Singh – 39/224 share, Narinder S/o Kehar Singh – 1/224 share.

Village	Rect. No.	Killa No.	Area K – M
Budda Khera	12	10	4 – 10
		12	2 – 10
		18/2	0 – 7
		19	7 – 1
		11	8 – 0
	13	6	8 – 0
		Total	30 – 8

D.D.T.C.P. (Hq.)
Gurgaon

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10. Detail of land owned by Gyan Singh S/o Foja Singh-89/1369 share, Davinder Singh, Jasbir Singh, Satwinder Singh, Bhupinder Singh, Major Singh Ss/o Khajan Singh- 160/1369 share, Sawran Singh, Gurbachan Singh, Amrik Singh, Joga Singh Ss/o Teja Singh – 320/1369 share, Gurcharan Singh, Sukhchain Singh Ss/o Kehar Singh – 137/1369 Share, Sukhvinder Singh, Jaswant Singh Ss/o Darshan Singh, Puran Singh, Ajeet Singh, Harbhajan Singh Ss/o Tirlok Singh – 256/1369 share, Kapoor Kaur Wd/ Pritam Singh, Jasminder Singh S/o Pritam Singh – 64/1369 share, Narinder S/o Kehar Singh – 9/1369 share, Jasbir Kaur, Rajwant Kaur, Gurbachan Kaur, Kulwant Kaur Ds/o Kehar Singh – 334/1369 share.

Village	Rect. No.	Killa No.	Area K – M
Budda Khera	19	12/1	3 – 2
		19	7 – 18
		20	5 – 17
		21	4 – 11
		22	7 – 11
	24	1	8 – 0
		2	8 – 0
		9	8 – 0
		10 min	6 – 14
		Total	59 – 13

11. Detail of land owned by Gyan Singh S/o Foja Singh-11/32 share, Davinder Singh, Jasbir Singh, Satwinder Singh, Bhupinder Singh, Major Singh Ss/o Khajan Singh- 3/32 share, Sawran Singh, Gurbachan Singh Ss/o Teja Singh – 3/16 share, Gurcharan Singh, Sukhchain Singh, Narinder Singh Ss/o Kehar Singh, Jasbir Kaur, Rajwant Kaur, Gurbachan Kaur, Kulwant Kaur Ds/o Kehar Singh – 3/16 share, Puran Singh S/o Tirlok Singh, Jaswant Singh, Sukhwant Singh Ss/o Darshan Singh, – 3/16 share.

Village	Rect. No.	Killa No.	Area K – M
Budda Khera	19	27	0 – 16
		Total	0 – 16

12. Detail of land owned by Manjit Singh, Charanjit Singh, Sarabjit Singh, Amanjeet Singh, Dalbinder Singh, Vikramjit Singh Ss/o Jaswant Singh- 5/8 share, Davinder Singh, Jasbir Singh, Satwinder Singh, Bhupinder Singh, Major Singh Ss/o Khajan Singh- 3/32 share, Sawaran Singh s/o Teja Singh- 9/128 share, Gurbachan Singh, Amrik Singh, Joga Singh Ss/o Teja Singh- 3/128 share, Gurcharan Singh S/o Kehar Singh- 15/224 share, Sukhchain Singh S/o Kehar Singh- 1/224 share, Smt. Jasbir Kaur, Rajwant Kaur, Gurbachan Kaur, Kulwant Kaur Ds/o Kehar Singh – 39/1792 share, Puran Singh S/o Trilok Singh, Ajeet Singh S/o Tirlok Singh, Sukhvinder Singh, Jaswant Singh Ss/o Darshan Singh- 3/160 share, Harbhajan Singh S/o Tirlok Singh 11/60 share, Kapoor Kaur Wd/o & Jasminder Singh S/o Pritam Singh – 1/160 share, Narinder S/o Kehar Singh- 1/1792 share.

Village	Rect. No.	Killa No.	Area K – M
Budda Khera	20	26	0 – 16
		Total	0 – 16

Grand Total = 403 K – 06 M or 50.412 Acres

Director General
Town & Country Planning
Haryana, Chandigarh

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Directorate of Town and Country Planning, Haryana

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

Regd.

To

Soni Realtors Pvt. Ltd.,
Flat No. 1518, Hemkunt Chambers,
89 Nehru Place, New Delhi – 110019.

Memo No. LC-2436/JE(SB)/2026/28403 Dated: 07-08-26

Subject: **Request for renewal of Licence No. 52 of 2011 dated 10.06.2011 granted for development of Residential Plotted Colony over an area measuring 50.412 acres falling in the revenue estate of village Budda Khera, Sector-32, Karnal.**

Reference: Your applications dated 08.07.2025 & 17.07.2025 on the subject cited above.

Your request for renewal of Licence No. 52 of 2011 dated 10.06.2011 granted for development of Residential Plotted Colony over an area measuring 50.412 acres falling in the revenue estate of village Budda Khera, Sector-32, Karnal has been examined and it has been decided to renew the licence upto **09.06.2028** subject to fulfilment of terms and conditions laid down in the licence alongwith the following conditions: -

1. It is further clarified that this renewal will not tantamount to certification on licensee satisfactory performance entitling licensee for renewal of licence for further period.
2. You shall get approved Service Plan Estimate of the licenced colony.
3. You shall transfer the licenced land forming part of Development Plan Road/Sectoral Plan Road/Service Road & green belt in favour of Government.
4. You shall transfer EWS plots to the Department of Housing for All.
5. You shall convey the ultimate power load requirement of the project to the power utility.
6. You shall be bound to adhere to the provisions of section 3(3)(a)(iv) of Act No. 8 of 1975 as amended from time to time regarding construction/transfer of community sites. Also developer company shall apply for the extension of community sites online as per notification dated 05.02.2020.
7. You shall deposit installment of outstanding dues on account of EDC/SIDC on time as per resolution plan approved by Hon'ble NCLT vide order dated 10.06.2022.
8. You shall get the licence renewed till grant of final completion of the colony.

The renewal of licence will be void-ab-initio, if any of the conditions mentioned above are not complied with.

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

Endst. No. LC-2436/JE(SB)/2026/ Dated:

A copy is forwarded to following for information and further necessary action:-

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Chief Account Officer of this Directorate.
4. Senior Town Planner, Panchkula.
5. District Town Planner, Karnal.
6. Nodal Officer (Website) for updation on website.

(Savita Jindal)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

Directorate of Town & Country Planning, Haryana

Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh,
Web site tcpharyana.gov.in - E-mail: tcpaharyana7@gmail.com

ORDER

Whereas, Licence No. 52 of 2011 dated 10.06.2011 stands granted for development of Residential Plotted Colony over an area measuring 50.412 acres falling in the revenue estate of village Budda Khera, Sector-32, Karnal under the provisions of The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules 1976. As per terms and conditions of the licence and of the agreement executed on Form LC-IV, the developer company is required to comply with the provisions of The Haryana Development and Regulation of Urban Areas, Act, 1975 and Rules, 1976.

2. And, whereas, for delay in compliance of the provisions of Rule 24,26(2), 27 & 28 of The Haryana Development and Regulation of Urban Areas Rules, 1976, developer company has submitted a request to compound the said offence. As per the rates finalized by the Govt., the composition fee has been worked out to be Rs. 10,50,000/. The developer company has deposited the composition fee of Rs. 10,50,000/- vide transaction No. TCP3274726715218645 & TCP3274726715218642 dated 15.07.2026.

3. Accordingly, in exercise of power conferred under Section-13(1) of The Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of delay in submission of documents in compliance of the provisions of Rules 24,26(2), 27 & 28 of The Haryana Development and Regulation of Urban Areas Rules, 1976 by the developer company upto 31.03.2026.

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

Endst. no. LC-2436/JE(SB)/2026/ 2841O Dated: 07-08-26

A copy is forwarded to the following for information and necessary action:

1. Soni Realtors Pvt. Ltd., Flat No. 1518, Hemkunt Chambers, 89 Nehru Place, New Delhi – 110019.
2. Chief Accounts Officer (HQ) of this Directorate.

(Savita Jindal)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh