

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. 124 of 2025

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & Rules 1976 to Goel & Son's Golden Park Pvt. Ltd., R/o Plot No. Khasra No. 155/2, Village Bamnoli Najafgarh, Delhi (South West Delhi) -110061 for setting up of **Low Density Eco Friendly Colony** over an area measuring **12.25 acres** situated in the revenue estate of village Dadu, Tehsil Tarou, District Nuh.

1. The particular of the land, wherein the aforesaid Low Density Eco Friendly Colony is to be set up are given in the Schedule annexed hereto.
2. The License is granted subject to the following terms and conditions:
 - a) That the licensee shall deposit an amount of Rs. 34,70,303/- against State Infrastructural Development Charges in two equal installments. First within 60 days from issuance of license and second within six months online at www.tcpharyana.gov.in. In failure of which, an interest @ 18% per annum for delay period shall be paid.
 - b) That the Low Density Eco Friendly Colony will be laid out in confirmation to the approved layout plan/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - c) 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 the Rules 1976 made thereunder are duly complied with.
 - d) 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 approval of zoning plan.
 - e) 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.
 - f) That the licensee shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975 from approval of zoning plan, if any.
 - g) That the licensee shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
 - h) 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.
 - i) That the 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.
 - j) 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.
 - k) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

Director
Town & Country Planning
Haryana, Chandigarh ✓

Goel And Son's Golden Park Pvt. Ltd.

[Signature]

Authorized Signatory

- l) That the provision of solar photovoltaic power plant shall be as per guidelines of the Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- m) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- n) 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.
- o) That it will be made clear at the time of booking of farm 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.
- p) 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.
- q) 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.
- r) 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 and as amended from time to time.
- s) That the licensee shall submit compliance of Rule 24, 26 (2), 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 the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- t) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- u) That the licensee shall execute the development works as per Environmental Clearance and comply with the provisions of the Environment Protection Act, 1986, Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 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.
- v) That the licensee shall abide by all the provisions of Act no. 8 of 1975 and Rules framed thereunder as amended time to time.
- w) That the provision of Real Estate (Regulations and Development) Act, 2016 and rules framed thereunder shall be followed in letter and spirit.
- x) That the licensee shall comply with the terms and conditions of policy dated 21.04.2023 and as amended from time to time and other direction given by the Director time to time to execute the project.
- y) That the licensee shall provide the sites for establishment of compost plant as per the prevailing norms of concerned department.
- z) That the licensee shall obey all the directions/restrictions imposed by the Department from time to time in public interest.

3. The license is valid up to 20-07-2030.

Dated: 21-07-2025.
Place:

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

For Goel And Sen's Golden Park Pvt. Ltd.

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Authorised Signatory

Director
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-5359/PA (SK)/2025/ 27597

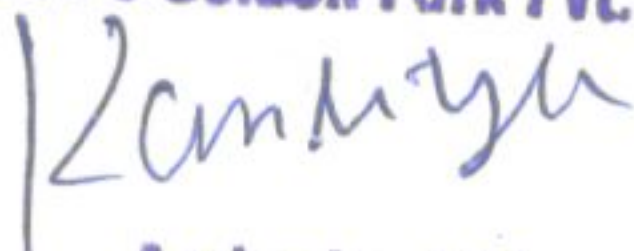
Dated: 21-07-2025

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

1. ✓ Goel & Son's Golden Park Pvt. Ltd., R/o Plot No. Khasra No. 155/2, Village Bamnoli Najafgarh, Delhi, South West Delhi-110061 alongwith a copy of agreement, LC-IV, Bilateral agreement & 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, Nuh.
12. District Town Planner, Nuh.
13. Chief Accounts Officer of this Directorate.
14. Project Manager (IT) for updation on the website.

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

For Goel And Son's Golden Park Pvt. Ltd.



Authorised Signatory

To be read with License No. 124 Dated 21/07/2025

Detail of land owned by Goel & Sons Golden Park Pvt. Ltd.

Village	Rect. No.	Killa No	Area (K-M)
Dadu, Nuh	18	6/2/2	2-8
		14	8-0
		7/2	1-0
		9	8-0
		12	8-0
		13	8-0
		18	8-0
		19	8-0
		22/2	6-18
		23	8-0
		20	8-0
		21	7-7
		11/2	1-11
		22/1	1-2
	17	16	8-0
	25/2	3-5	
23	2/1	0-13	
	3/1	1-16	
	Total		98-0
			Or 12.25 Acres

Director
Town & Country Planning
Haryana, Chandigarh

For Goel And Son's Golden Park Pvt. Ltd.

Kamli-ya

Authorised Signatory