

FORM LC -V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 134, of 2025

This Licence is being granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & Rules 1976 to VK and Sons Buildwell Pvt. Ltd., Bhushan Sharma S/o Roop Chand, Babu Lal S/o Lachu Ram, Hari Parkash S/o Lachu Ram, Shree Niwas S/o Lachu Ram, Jagdish Kumar S/o Ram Kumar, Lakesar S/o Ram Kumar in collaboration with VK and Sons Buildwell Pvt. Ltd. 10-A, Ground Floor, BPTP Park Centra, Sector 30, Gurugram-122001 for setting up of Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 8.35 acres in the revenue estate of village Narhera, Sector-2&3, Pataudi, Gurugram.

1. The particulars of the land, wherein the aforesaid Affordable Residential Plotted Colony under DDJAY Policy-2016 is to be set up, are given in the Schedule 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 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.
- (ii) That the licensee shall construct 18/24/30 mtr. wide internal circulation road forming part of licensed area at your own cost and transfer the same to the Government within a period of 30 days from approval of zoning plan.
- (iii) That area under the sector roads and restricted belt/green belt, if any, which forms part of licensed area in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred to the Government within a period of 30 days from approval of zoning plan.
- (iv) That the licensee shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
- (v) That the licensee has understood that the development/ construction cost of 24 m/18 m major internal roads is not included in the EDC rates and you 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.
- (vi) 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.
- (vii) That the licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Shehri Vikas Pradhikaran.
- (viii) 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.

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- (ix) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (x) That the provisions of solar photovoltaic power plant shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for Completion Certificate.
- (xi) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- (xii) 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.
- (xiii) 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 non-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. applicant firm shall also provide detail of calculation of EDC per sqm/per sqft to the allottees while raising such demand from the plot owners.
- (xiv) 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.
- (xv) That the licensee shall arrange power connection from UHBVNL 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 and complete the same before obtaining completion certificate for the colony.
- (xvi) That you 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.
- (xvii) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- (xviii) 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, as amended from time to time.
- (xix) 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 you have to deposit the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- (xx) That no further sale has taken place after submitting application for grant of licence.
- (xxi) That the licensee shall not give any advertisement for sale of plots/ commercial area before the approval of zoning plan.
- (xxii) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- (xxiii) That the licensee shall abide by the terms and conditions of the policy notified on 08.02.2016, as amended from time to time.
- (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) Act, 1981 and 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 Act.

- (xxv) That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.
 - (xxvi) That the licensee shall maintain the landscape/green cover over the underground STP & UGT.
 - (xxvii) 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.
 - (xxviii) That the licensee shall comply with the provisions of policy dated 20.10.2020.
 - (xxix) 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.
 - (xxx) 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.
 - (xxxi) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
 - (xxxii) The implementation of such mechanism shall, however, have no bearing on EDC instalment 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 instalments that are due for payment get paid as per the prescribed schedule.
 - (xxxiii) That the licensee shall abide with all the directions/restrictions imposed by the Department from time to time.
 - (xxxiv) That the licensee shall get NOC from competent authority of DISCOM before approval of zoning plan in compliance of notification dated 03.10.2023 issued by the Haryana Electricity Regulatory Commission (HERC).
3. The licence is valid up to 03-08-2030.

Dated: 04-08-2025.
Place: Chandigarh.

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

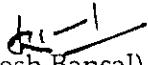
Endst. No. LC-5587/JE (DS)/2025/ 30038-49

Dated: 05-08-2025

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

1. VK and Sons Buildwell Pvt. Ltd., Bhushan Sharma S/o Roop Chand, Babu Lal S/o Lachu Ram, Hari Parkash S/o Lachu Ram, Shree Niwas S/o Lachu Ram, Jagdish Kumar S/o Ram Kumar, Lakesar S/o Ram Kumar in collaboration with VK and Sons Buildwell Pvt. Ltd. 10-A, Ground Floor, BPTP Park Centra, Sector 30, Gurugram-122001 alongwith a copy of agreement, LC-IV B, 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. Addl. Director Urban Estates, Haryana, Panchkula.
7. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
8. Land Acquisition Officer, Gurugram.
9. Senior Town Planner, Gurugram alongwith layout plan.
10. District Town Planner, Gurugram alongwith a copy of agreement and layout plan.
11. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
12. Nodal Officer (Website) to update the status on the website.


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

To be read with License No. 134 Dated 04/08/2025

Detail of land owned by VK & Sons Buildwell Pvt. Ltd. 164/13509 share, Bhushan Sharma S/o Roop Chand 4778/13509 share., Roop Chand s/o Shri Ram 626/13509 share, Babu Lal S/o Lachu Ram 194/1501 share, Hari Parkash S/o Lachu Ram 1747/13509 share, Shree Niwas S/o Lachu Ram 194/1501 share, Jagdish S/o Ram Kumar 1351/13509 share, Lakesar S/o Ram Kumar 1351/13509 share:-

| Village | Rect.No | Killa No | Area (K-M) |
|-------------------|---------|------------|------------------------|
| Narhera, Gurugram | 76 | 6/1 | 2-18 |
| | | 15/1 | 5-3 |
| | | 15/2 | 3-14 |
| | | 16 | 9-16 |
| | | 25 Min | 9-11 |
| | 75 | 20/1 | 6-7 |
| | | 21/1 | 4-0 |
| | | 5 Min | 5-10 |
| | 77 | 6 Min | 7-18 |
| | | 15/1 | 4-16 |
| | 78 | 1/1 Min | 3-19 |
| | | 10/2/2 Min | 1-9 |
| | | 11/1/1/1 | 1-15 |
| | | Total | 66-16 Or 8.35 acres |

Director
Town & County Planning
Haryana, Chandigarh