



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

Certificate of supplementary registration

Registration Certificate No HRERA-PKL-PKL-665-2025 dated 14.02.2025 valid upto
30.09.2029

Project: "Green Valley Pinjore" an Affordable Residential Plotted Colony (under DDJAY-2016) on additional land measuring 8.46875 acres (in addition to license no. 162 of 2024 dated 25.11.2024 measuring 6.541 acres) situated in the revenue estate of village Lohgarh, Pinjore Kalka Urban Complex, Panchkula.

Promoter: TBCJ Corporation LLP, SCO no. 393, Second floor, Sector 20, Panchkula, 134109.

The application of the promoter for registration of additional area measuring 8.46875 acres was placed before the Authority in its meeting held on 01.04.2026 vide Item No. 317.03 (iii) wherein the Authority decided to grant registration for the additional area. Revised proforma A to H, REP II revised layout plan and the revised zoning plan are annexed herewith. Following special conditions are being imposed upon the promoter: -

- I. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- II. Promoter shall submit a copy of revised service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- III. Promoter shall also submit a copy of revised NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- IV. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
- V. That any change in the communication address shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

- VI. Sh. Amit Jindal, one of the designated partners of the LLP shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- VII. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- VIII. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.5879 acres to the Authority along with deficit fee, if any, within 15 days after the approval by Town & Country Planning department. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- IX. That the following plots falling under Right of Way (RoW) of 11 KV High Tension Line shall remain frozen and shall not be sold till the shifting of the line and approval obtained from DTCP, Haryana and RERA Panchkula:

Sr. No	Type	Plot Number	Total No of Plots	Sq. mtrs.	Total Area (in sq. mtrs.)
1	G	88	1	124.043	124.043
2	G1	89	1	124.586	124.586
3	G2	90	1	148.936	148.936
4	G3	91	1	149.509	149.509
5	G4	92	1	145.786	145.786
6	G5	93	1	147.275	147.275
7	G6	94	1	121.393	121.393
8	G7	95	1	99.012	99.012
9	D	153-155	3	149.855	449.565
10	H	156	1	110.952	110.952
11	D	163-167	5	149.855	749.275
12	D	183-188	6	149.855	899.13
13	J	198	1	147.424	147.424
14	J1	199	1	149.909	149.909
15	J2	200	1	149.492	149.492
	Total		26		3716.29

This Supplementary Registration certificate shall be part and parcel of the Registration No. HRERA-PKL-PKL-665-2025 dated 14.02.2025 issued by the Authority. Rest of the terms and conditions of the said certificate shall remain unchanged.


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman

**HRERA
Panchkula**

**Temp Project Id : RERA-PKL-PROJ-1605-
2025**

Submission Date : 11-03-2026

Applicant Type : Firm

Project Type: ONGOING

Forwarding letter and Index

From

To

The Haryana Real Estate
Regulatory Authority,
Panchkula.

Sir,

Enclosed is an application for registration of real estate project named

.....
.....
located at

All parts REP-I-A to REP-I-H duly filed up, along with Annexures are submitted herewith for consideration of the Authority. Index of all the documents is as follows:

Index

Sr.No.	Forms		Folders	
	Form No.	Pages	Number	Pages
1	REP-I-Part-A		A	
2	REP-I-Part-B		B	
3	REP-I-Part-C		C	
4	REP-I-Part-D		D	
5	REP-I-Part-E		E	
6	REP-I-Part-F		F	
7	REP-I-Part-G		G	
8	REP-I-Part-H		H	

Dated: _____

For TBCJ CORPORATION LLP

Signature _____
Mobile No. _____
Email ID _____

FORM REP-I

Part - A

1. Name of the firm

TBCJ CORPORATION LLP

2. Address of the firm for
correspondence
(Annex a copy in Folder A)SCO NO. 393, SECOND
FLOOR, SECTOR 20,
PANCHKULA SECTOR 8,
PANCHKULA, AMBALA
CITY, HARYANA, INDIA,
134109

Phone(Landline)

Phone(Mobile)

Email ID

9988821000 (Number
Shared by Promoter in
Public)

greenvalleytbcj@gmail.com

3. Registration number/Details of
the firm
(Annex a copy in Folder A)

ABC5778

4. PAN of the firm
(Annex a copy in Folder A)

AATFT6185C

5. Name and address of the
partners:

Partner 1



Name : AMIT JINDAL

Residential Address : 21 N.A.C. SHIVALIK ENCLAVE
CHANDIGARH 160101

Phone (landline)

Phone (Mobile) 9988821000 (Number Shared by Promoter in
Public)

Email ID jindalamit21@yahoo.com

PAN No. XXXX215N
(Annex a copy in Folder A)

Partner 2



Name : SURNESH KUMAR

Residential Address : 247 RAM NAGAR D WARD NUMBER 4
SUNAM SANGRUR PUNJAB 148028

Phone (landline)

Phone (Mobile) 9417224470 (Number Shared by Promoter in
Public)

Email ID surneshkumarsingla@gmail.com

PAN No. XXXX805N

(Annex a copy in Folder A)
For TBCJ CORPORATION LLP

Authorized Signatory

Partner 3



Name : **ASHOK PAWAR**

Residential Address : **340 SECTOR 17 PANCHKULA
SECTOR 8 HARYANA 134109**

Phone (landline)

Phone (Mobile) **9417275242** (Number Shared by Promoter in Public)

Email ID **pawar.ashok340@gmail.com**

PAN No. **XXXX702G**
(Annex a copy in Folder A)

Partner 4



Name : **BHUPINDER GOEL**

Residential Address : **HOUSE NO 3290 SECTOR 19D
CHANDIGARH 160019**

Phone (landline)

Phone (Mobile) **9996699992** (Number Shared by Promoter in Public)

Email ID **bg@hmminfra.com**

PAN No. **XXXX330N**
(Annex a copy in Folder A)

Partner 5



Name : **BHUSHAN GUPTA**

Residential Address : **HOUSE NO 1826 NEAR ALCHEMIST
HOSPITAL SECTOR 21 PANCHKULA SECTOR 20
PANCHKULA HARYANA 134116**

Phone (landline)

Phone (Mobile) **9814804075** (Number Shared by Promoter in Public)

Email ID **luckybhushangupta@gmail.com**

PAN No. **XXXX876H**
(Annex a copy in Folder A)

Partner 6

Name : **TEJPAL GUPTA**

Residential Address : **FLAT NO 002 102 TOWER NO 12A
SUNCITY PARIKARMA SECTOR 20 PANCHKULA
HARYANA 134116**

For TBCJ CORPORATION LLP
1 Nov
Authorized Signatory



Phone (landline)

Phone (Mobile) **9814011375** (Number Shared by Promoter in Public)

Email ID **tpg@pkbuildtech.com**

PAN No. **XXXX545N**
(Annex a copy in Folder A)

6. Person/partner who is authorized to undertake all correspondence with Authority and home buyers:

Name : **AMIT JINDAL**

Residential Address : **21 N.A.C. SHIVALIK ENCLAVE CHANDIGARH 160101**

Phone (landline)

Phone (Mobile) **9988821000** (Number Shared by Promoter in Public)

Email ID **jindalamit21@yahoo.com**

PAN No. **XXXX215N**
(Annex a copy in Folder A)



I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For **TBCJ CORPORATION LLP**
[Handwritten Signature]
Signature of the Signatory
Authorized Applicant/
Authorized representative
Stamp _____
Date _____

FORM REP-I**Part - A****Location and Address of the project:**

1. Name of the project	GREEN VALLEY PINJORE
2. Address of the site of the project (Annex a copy in Folder A)	VILLAGE LOHGARH, SECTOR-31, PINJORE KALKA URBAN COMPLEX
Tehsil	PANCHKULA
District	PANCHKULA
3. Contact details of the site office of the project:	
Phone(Landline)	
Phone(Mobile)	9988821000 (Number Shared by Promoter in Public)
Email	greenvalleytbcj@gmail.com
4. Contact person at the site office:	
Name	AMIT JINDAL
Phone(Landline)	
Phone(Mobile)	9988821000 (Number Shared by Promoter in Public)
Email	jindalamit21@yahoo.com

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For TBCJ CORPORATION LLP

Signature of the Applicant
/ Authorised
Authorized Signatory
Representative
Stamp _____
Date _____

FORM REP-I**Part - A****Fee Details**

As per sub-rule(2) of rule 3 of the Haryana Real Estate (Regulation and Development) Rules,2017, the fee for registration of the project as has been calculated as follows:

2. The aforesaid fees is hereby deposited vide following Drafts/ Banker's Cheques:-

Sr No.	Draft/Cheque No.	Draft Date	Amount	Payee Bank	Payable To
1	241821	04-01-2025	145000	INDUSLND BANK	HRERA Panchkula
2	0	26-02-2026	153993	ONLINE PAID	HRERA Panchkula
3	43870	26-02-2026	376500	INDUSLND BANK	HRERA Panchkula

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For TBCJ CORPORATION LLP

Signature of the Applicant
 Mobile no. _____
 Authorized Signatory
 Email ID _____

FORM REP-I

Part - B

Information relating to the project land and license:

1. Land area of the project **15.00975 (Acre)**

2. Permissible FAR **1.0 FOR RESIDENTIAL AND 1.5 FOR COMMERCIAL**

3. FAR proposed to be utilized in the project **1**

4. Total licensed area, if the land area of the present project is a part thereof **15.00975 (Acre)**

5. License number granted by the Town & Country Planning Department for the project/Allotted By Municipal Corporation/Permission by Local Bodies **(Annex copy in folder B)**
LICENSE NO. 256 OF 2025, GRANTED BY DTCP HARYANA ON 23.12.2025, IN ADDITION TO LICENSE NO. 162 OF 2024 DATED 25.11.2024, IS VALID TILL 22.12.2030.

6. Is the applicant owner-licensee of the land for which the registration is being sought. **Yes**

I hereby declare that the above information and particulars are based on records and are true to the best of my knowledge and belief and nothing has been concealed.

For TBCJ CORPORATION LLP
Authorized Signatory
Signature of the Applicant / Authorised Representative
Stamp

Date

FORM REP-I**Part - C****Project Details:**

1. Estimated cost of the project: (Annex a copy of the project in Folder C)	3769.65 Lakhs
i. Cost of the land (if included in the estimated cost)	1831.00 Lakhs
ii. Estimated cost of construction of apartments	0 Lakhs
iii. Estimated cost of infrastructure and other structures	1310.65 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	628.00 Lakhs

2. The total land of the project measuring **15.00975 Acres** will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Acres)
1	PLOTS TO BE SOLD	7.7690
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0
3	CONSTRUCTION OF ROADS	3.8080
4	PAVEMENTS	0
5	PARKS AND PLAYGROUNDS	1.1455
6	GREEN BELTS	0
7	VEHICLE PARKINGS	0
8	ELECTRICITY SUB-STATION	0
9	CLUB HOUSE	0

For TBCJ CORPORATION LLP

Authorized Signatory

10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	0
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	1.5013
12	ANY OTHER	0
13	AREA UNDER COMMERCIAL	0.5879
14	AREA UNDER GREEN BELT	0.198
	Total	15.0097

For TBCJ CORPORATION LLP
Authorized Signatory

3.Approvals/ NOCs from various agencies for connecting external services.

Facility	External/ connecting service to be provided by (Name the agency)	Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)
ROADS	HSVP	No
WATER SUPPLY	HSVP	No
ELECTRICITY	DHBVNL	No
SEWAGE DISPOSAL	HSVP	No
STORM WATER DRAINAGE	HSVP	No


For TBCJ CORPORATION LLP

12/20/27
Authorized Signatory

4.Details of services and facilities which will be provided inside the project area as per service plan estimates and/or the project report:

Sr. No.	Name of the facility	Estimated cost (In Lakhs) (Within the project area only)	Remarks: Yet to be prepared / Submitted to HUDA, Town & Country Planning Department/ as per project report etc. (Annex relevant documents showing costing details etc. in folder C)
1	INTERNAL ROADS AND PAVEMENTS	263.96	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	403.58	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	206.19	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM	101.64	AS PER PROJECT REPORT
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	313.71	AS PER PROJECT REPORT
6	STREET LIGHTING	0	YET TO BE PREPARED
7	SECURITY AND FIRE FIGHTING	0	YET TO BE PREPARED
8	PLAYGROUNDS AND PARKS	21.57	AS PER PROJECT REPORT
9	CLUB HOUSE/COMMUNITY CENTRE	0	YET TO BE PREPARED
10	SHOPPING AREA	0	YET TO BE PREPARED
11	RENEWABLE ENERGY SYSTEM	0	YET TO BE PREPARED
12	SCHOOL	0	YET TO BE PREPARED
13	HOSPITAL/DISPENSARY	0	YET TO BE PREPARED
14	ANY OTHER	0	YET TO BE PREPARED

For TBCJ CORPORATION LLP


Authorized Signatory

5. (a) Date of approval of latest layout plans granted by Town & Country Planning Department on the basis of which the project will be executed.

23-12-2025

6. Date of approval of Building Plans

NA (date)

For TBCJ CORPORATION LLP
~~Authorized Signatory~~


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(i) Details of the plots/apartments in the project:

Sr. No.	Plot/ apartment type	Size of the plot/carpet area of the apartments	Total number of plots/apartments in the project	Total size of the plots/carpet area of the apartments	Plots/apartments booked/ sold upto the date of application	Yet to be sold/ booked	No. of towers to be/ being constructed for booked apartments
1	PLOT Type G3	149.509	1	149.509	0	1	0
2	PLOT Type G4	145.786	1	145.786	0	1	0
3	PLOT Type G5	147.275	1	147.275	0	1	0
4	PLOT Type G6	121.393	1	121.393	0	1	0
5	PLOT Type G7	99.0125	1	99.0125	0	1	0
6	PLOT Type H	110.952	1	110.952	0	1	0
7	PLOT Type H1	128.497	1	128.497	0	1	0
8	PLOT Type H2	133.316	1	133.316	0	1	0
9	PLOT Type H3	68.546	1	68.546	0	1	0
10	PLOT Type H4	66.506	1	66.506	0	1	0
11	PLOT Type H5	105.086	1	105.086	0	1	0
12	PLOT Type I	149.455	3	448.365	0	3	0
13	PLOT Type 11	147.181	1	147.181	0	1	0
14	PLOT Type 12	148.764	1	148.764	0	1	0
15	PLOT Type J	147.424	1	147.424	0	1	0
16	PLOT Type J1	149.909	1	149.909	0	1	0
17	PLOT Type J2	149.492	1	149.492	0	1	0

For TBCJ CORPORATION LLP


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18	PLOT Type J3	148.865	1	148.865	0	1	0
19	PLOT Type J4	149.353	1	149.353	0	1	0
20	PLOT Type J5	149.748	1	149.748	0	1	0
21	PLOT Type J6	149.532	1	149.532	0	1	0
22	PLOT Type C	149.993	7	1049.951	0	7	0
23	PLOT Type A	142.093	30	4262.79	0	30	0
24	PLOT Type A1	119.884	3	359.652	0	3	0
25	PLOT Type A2	141.670	1	141.67	0	1	0
26	PLOT Type A3	148.988	1	148.988	0	1	0
27	PLOT Type A4	123.903	1	123.903	0	1	0
28	PLOT Type A5	141.676	1	141.676	0	1	0
29	PLOT Type A6	131.580	1	131.58	0	1	0
30	PLOT Type B	134.263	20	2685.26	0	20	0
31	PLOT Type B1	127.925	15	1918.875	0	15	0
32	PLOT Type C	149.036	17	2533.612	0	17	0
33	PLOT Type D	149.855	80	11988.4	0	80	0
34	PLOT Type D1	132.125	1	132.125	0	1	0
35	PLOT Type D2	109.375	1	109.375	0	1	0
36	PLOT Type D3	139.298	1	139.298	0	1	0
37	PLOT Type E	85.400	10	854	0	10	0
38	PLOT Type F	110.783	4	443.132	0	4	0
39	PLOT Type F1	121.229	1	121.229	0	1	0

For TBCJ CORPORATION LLP


Authorized Signatory

40	PLOT Type F2	146.400	1	146.4	0	1	0
41	PLOT Type F3	142.897	1	142.897	0	1	0
42	PLOT Type F4	149.879	1	149.879	0	1	0
43	PLOT Type F5	125.346	1	125.346	0	1	0
44	PLOT Type F6	127.722	1	127.722	0	1	0
45	PLOT Type G	124.043	1	124.043	0	1	0
46	PLOT Type G1	124.586	1	124.586	0	1	0
47	PLOT Type G2	148.936	1	148.936	0	1	0
	Total		226	31439.8365	0	226	0

(ii) Apartments/Shops/Other Buildings:-

(a) Status of construction activities in respect of sold/booked apartments.

Type	Number of apartments booked/ sold	Write or Annex the stage of construction of the booked/ sold apartments in folder C
	0	0

For TBCJ CORPORATION LLP

 Authorized Signatory

(b) Time schedule of completion of already booked apartments:

Start Date	N/A
Earlier date of completion	N/A
Revised date of completion	N/A

(c) Time schedule for development of infrastructure:

Start Date	01-01-2025
Percentage completion Upto the date of application	67.09
Projected date of completion	30-09-2029

(d) Provide further details in the proforma REP-I Part-C-X.

DETAILS FILED
IN REP 1 PART
C-X

(e) Plan of action for completing the Project along with requisite infrastructure.

DETAILS FILED
IN REP 1 PART
C

(iii) Status in respect of plotted colony:-

(a)

Plots	Booked/sold	Stage of handing over the possession (Write or Annex details)
PLOT 0		POSSESSION WILL BE INITIATED AFTER COMPLETION OF THE PROJECT, WITHIN THE VALIDITY PERIOD OF PROJECT REGISTRATION. FINAL POSSESSION SHALL BE DELIVERED UPON COMPLETION OF ALL STATUTORY FORMALITIES.

(b) Schedule for development of Infrastructure:

Start Date	01-01-2025
Percentage completion	0
Projected date of completion	30-09-2029

(c) Provide further details in the proforma REP-I Part-C-X.

DETAILS FILED
IN REP 1 PART
C-X

(d) Schedule of completing the project and handing over possession of the plots.

POSSESSION
WILL BE
INITIATED
AFTER
COMPLETION
OF THE
PROJECT,
WITHIN THE
VALIDITY
PERIOD OF
PROJECT
REGISTRATION.
FINAL

For TBCJ CORPORATION LLP
Authorized Signatory

POSSESSION
SHALL BE
DELIVERED
UPON
COMPLETION
OF ALL
STATUTORY
FORMALITIES.

(iv) Vehicle parkings details of the project-

a) Underground parking	0
b) Stilt parking	0
c) Covered parking	0
d) Open parking	0
e) Independent garages	0

(v) Quarterly schedule of development of whole/remaining part of the project:

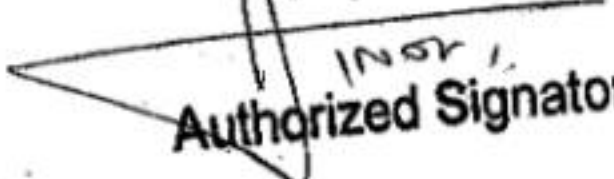
(a) Apartments/Shops/Other Buildings

Expenditure incurred till the date of application (In Lakhs)

Particulars	Expenditure
Apartments	0
Shops	0
Plots	0

Expenditure to be made in each quarter (In Lakhs)

Particulars	Expenditure to be made in each quarter ()			
	Apr-June	July-Sep	Oct-Dec	Jan-Mar

For TBCJ CORPORATION LLP

 Authorized Signatory

(b) Infrastructure

Expenditure incurred till the date of application (In Lakhs)

Particulars	Expenditure
-------------	-------------

For TBCJ CORPORATION LLP
12/07
Authorized Signatory

Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2025			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	0	0	0	25.92
Water Supply System	20.85	18.95	17.05	15.16
Sewerage treatment & garbage disposal	0	15.57	14.15	12.74
Electricity Supply System	0	4.67	4.36	4.05
Storm Water Drainage	5.43	4.65	4.26	5.04
Parks and Playgrounds	0	0	1.81	0
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0

Particulars	Year-2026			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	23.56	23.33	20.8	19.9
Water Supply System	14.21	37.28	36.52	37.62
Sewerage treatment & garbage disposal	11.32	26.22	23.38	22.8
Electricity Supply System	0	10.46	9.4	6.14
Storm Water Drainage	4.88	13.3	13.14	13.00
Parks and Playgrounds	1.69	1.12	3.16	1.35
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0

Particulars	Year-2027			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	18.46	18.15	16.75	15.79

For TBCJ CORPORATION

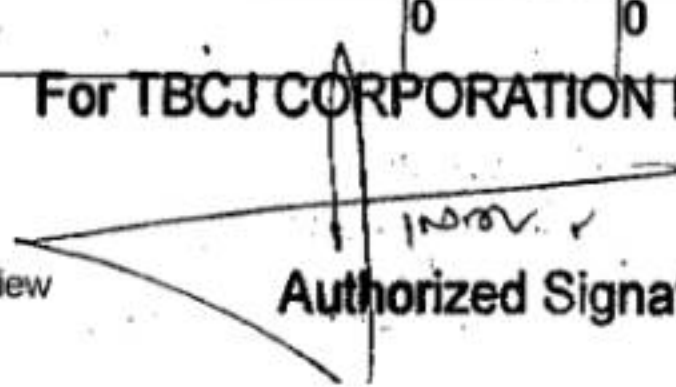
Authorized Signatory

Water Supply System	33.74	30.84	28.94	27.04
Sewerage treatment & garbage disposal	21.72	20.94	20.19	19.33
Electricity Supply System	6.42	9.16	5.12	9.6
Storm Water Drainage	12.52	12.23	12.9	12.53
Parks and Playgrounds	2.92	0	2.70	0
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0

Particulars	Year-2028			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	14.77	14.18	12.73	11.56
Water Supply System	25.16	24.52	21.36	14.34
Sewerage treatment & garbage disposal	18.61	18.07	17.62	16.64
Electricity Supply System	6.41	4.31	5.91	3.45
Storm Water Drainage	12.12	11.66	13.25	16.05
Parks and Playgrounds	2.48	0	2.26	0
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0

Particulars	Year-2029			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	11.55	9.25	6.78	
Water Supply System	0	0	0	
Sewerage treatment & garbage disposal	15.28	12.52	6.61	
Electricity Supply System	3.42	5.61	3.15	
Storm Water Drainage	15.71	13.61	9.91	
Parks and Playgrounds	2.08	0	0	
Clubhouse/community centres	0	0	0	
Shopping area	0	0	0	
Other	0	0	0	

For TBCJ CORPORATION LLP



Authorized Signatory

It is hereby stated and declared and the above information is correct and true and nothing has been concealed or misrepresented.

For TBCJ CORPORATION LLP

Signature of the Applicant / Authorised Representative _____
Stamp _____
Date _____

Authorized Signatory

FORM REP-I**Part - C-X****1. Financial information:**

Particulars		Remarks, if any
i. No. of Flats/Apartments constructed	0	
ii. No. of Flats/ Apartments booked	0	
iii. Total amount sale value of booked Flats, on the date of application/end of last quarter	0 Lakhs	
iv. Total amount received from the allottees (booked Flats), on the date of application/end of last quarter	0 Lakhs	
v. Balance amount to be received from the allottees (booked Flats, after completion), on the date of application/end of last quarter	0 Lakhs	
vi. Balance amount due and recoverable from the allottees (booked Flats) as on the date of application /end of last quarter	0 Lakhs	
vii. Amount invested in the project upto the date of application	0 Lakhs	
Land cost (If any)	1831.00 Lakhs	
Apartments	0 Lakhs	
Infrastructure	86.14 Lakhs	
EDC/ Taxes Etc.	208.73 Lakhs	
viii. Balance cost to be incurred for completion of the project and delivery of possession	0 Lakhs	
(a) In respect of existing allottees	0 Lakhs	
(b) In respect of rest of the project	0 Lakhs	
ix. The amount of loan raised from the banks/ financial institutions/ private persons against the project Annex detail of the securities furnished to the banks/ financial institutions against the aforesaid	0 Lakhs	

x. Total liabilities against the project up-to-date. (Annex details in folder C)	0 Lakhs	
--	---------	--

For TBC CORPORATION LLP
anon
Authorized Signatory

2. Additional information:

Particulars	Estimated expenditure planned to be incurred as per service plan estimates or the project report. (In Lakhs)	Actual expenditure incurred upto the date of application. (In Lakhs)
I. INTERNAL ROADS AND PAVEMENTS	263.96	15.48
II. WATER SUPPLY SYSTEM	403.58	14.51
III. STORM WATER DRAINAGE	206.19	9.45
IV. ELECTRICITY SUPPLY SYSTEM	101.64	1.06
V. SEWAGE TREATMENT & GARBAGE DISPOSAL	313.71	45.64
VI. CLUB HOUSE/COMMUNITY CENTRE	0	0
VII. SCHOOL	0	0
VIII. ANY OTHER	0	0
IX. SOLID WASTE COLLECTION & MGMT SYSTEM	0	0
X. CLUBHOUSE	0	0
XI. NEIGHBOURHOOD SHOPPING	0	0
XII. GREEN AREAS, PARKS, PLAYGROUNDS ETC.	21.57	0
XIII. COVERED PARKING	0	0
XIV. OPEN PARKING	0	0
XV. GARAGES	0	0
XVI. SECURITY SYSTEM	0	0
XVII. OTHER FACILITIES AS PER PROJECT REPORT	0	0

I hereby declare that the above information and particulars are based on report and are true to the best of my knowledge and belief and nothing has been concealed.

For TBCS CORPORATION LTD
 Signature of the Applicant/Authorized Signatory
 Stamp _____
 Date _____

FORM REP-I**Part - D****Accounts related information:**

1. Annex copy of the balance sheet of last 3 years **Yes**
2. In case of on-going projects, cash flow statement since start of the project up-to-date in folder D. Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form. **No**
3. Bank account to which the deposits received from apartment buyers will be credited
- | | |
|-------------------------|--|
| Bank and Branch address | HDFC BANK LTD. SCO 52, SEC 11, PANCHKULA HARYANA 134109 |
| Bank Account number | 50200114629290 |
| IFSC code | HDFC0000061 |
| MICR code | 160240004 |
| Branch code | 000061 |
4. Name and address of the person/persons who would ordinarily be operating the account (Change at any time must be intimated to the Authority) **AMIT JINDAL S/O BIRKHA RAM JINDAL R/O 21 N.A.C. SHIVALIK ENCLAVE CHANDIGARH 160101**
5. Attach certificate issued by a Chartered Accountant that the applicant has not defaulted in its debt liabilities in the past five years in folder D. (In case of default, give details) **NON DEFAULT CERTIFICATE ATTACHED IN UPLOAD SECTION**

I hereby declare that the above information and particulars are based on records and are true to the best of my knowledge and belief and nothing has been concealed.

For TBCJ CORPORATION LLP

[Signature]

Signature of the Applicant /
Authorized Representative
Stamp _____
Date _____


FORM REP-I

Part - E

Details of the statutory approvals:


1. Annex copies of the following in Folder E:

i. Lay out Plan	Yes
ii. Demarcation Plan	Yes
iii. Zoning Plan	Yes
iv. Building Plan	No
Site Plan	No
Floor Plan	No
Apartment Plans	No
Elevation Section	No
Detail of Permissible FAR	No
Detail of covered area achieved FAR	No

For TBCJ CORPORATION LLP

 Authorized Signatory

2. Annex copies of the following in Folder E:

- | | |
|--|----|
| I. ROADS AND PAVEMENT PLAN | No |
| II. ELECTRICITY SUPPLY PLAN | No |
| III. WATER SUPPLY PLAN | No |
| IV. SEWERAGE AND GARBAGE DISPOSAL PLAN | No |
| V. STROM WATER DRAINAGE | No |
| VI. 10% LAND TO BE TRANSFERRED TO THE GOVT. FOR COMMUNITY FACILITY | No |
| VII. STREET LIGHTING PLAN | No |
| VIII. PARKING PLAN | No |

For TBCJ CORPORATION LLP

Authorized Signatory

3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. REVISED LAYOUT PLAN	ALREADY BEEN OBTAINED	23-12-2025
II. REVISED DEMARCATION CUM ZONING PLAN	ALREADY BEEN OBTAINED	09-03-2026
III. DEMARCATION CUM ZONING PLAN	ALREADY BEEN OBTAINED	16-01-2025
IV. LAYOUT PLAN	ALREADY BEEN OBTAINED	25-11-2024

It is undertaken that the project shall be completed within the time schedule given in Part C and the same will not be delayed on account of non- receipt of any of the statutory approval. The liability for the non-receipt of any of the statutory approval shall be that of the promoter and in case of delay, compensation as per law may be given to the allottees.

For TBCJ CORPORATION LLP

Signature _____
 Seal **Authorized Signatory**
 Date _____

FORM REP-I

Part - F

1. A copy of the draft allotment letter by which the apartment shall be allotted/ booked in favour of the apartment buyers.
(Annex a copy in Folder F)

Yes

2. A copy of the Draft Agreement which shall be made before seeking any deposit exceeding 10% of the cost of the apartment. (Based on the model agreement prescribed in the Rules)
(Annex a copy in Folder F)

Yes

3. Gist of the important provisions of the Draft Agreement
(Annex a copy in Folder F)

The provision of RERA Act and Rules shall be incorporated in the draft agreements.

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For TBCJ CORPORATION LLP
Signature of the Applicant/
Authorised Representative
Stamp Authorized Representative
Date _____

FORM REP-I

Part - G

Projects launched by the promoter in last five years: (No Projects)

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative

Stamp _____

Date _____

For TBCJ CORPORATION LLP
[Signature]
Authorized Signatory

FORM REP-I**Part - H**

SPECIFICATION OF CONSTRUCTION		
Specification of apartments and other buildings including the following:		
1	FLOORING DETAILS OF VARIOUS PARTS OF HOUSE	NA
2	WALL FINISHING DETAILS	NA
3	KITCHEN DETAILS	NA
4	BATHROOM FITTINGS	NA
5	WOOD WORK ETC	NA
6	DOORS AND WINDOS FRAMES	NA
7	GLASS WORK	NA
8	ELECTRIC FITTINGS	NA
9	CONDUCTING AND WIRING DETAILS	NA
10	CUPBOARD DETAILS	NA
11	WATER STORAGE	NA
12	LIFT DETAILS	NA
13	EXTERNAL GLAZINGS	NA
13.1	WINDOWS/GLAZINGS	NA
14	DOORS	NA
14.1	MAIN DOORS	NA
14.2	INTERNAL DOORS	NA
15	AIR CONDITIONING	NA
16	ELECTRICAL FITTINGS	NA
17	CNG PIPE LINE	NA
18	PROVISION OF WIFI AND BROADBAND FACILITY	NA
19	EXTERNAL FINISHING/COLOUR SCHEME	NA
20	INTERNAL FINISHING	NA

For TBCJ CORPORATION LLP
 12/06/21
 Authorized Signatory

SPECIFICATION UNIT WISE		
1 . LIVING/DINING/FOYER/FAMILY LOUNGE		
1 . 1	FLOOR	NA
1 . 2	WALLS	NA
1 . 3	CEILING	NA
2 . MASTER BEDROOM/DRESSROOM		
2 . 1	FLOOR	NA
2 . 2	WALLS	NA
2 . 3	CEILING	NA
2 . 4	MODULAR WARDROBES	NA
3 . MASTER TOILET		
3 . 1	FLOOR	NA
3 . 2	WALLS	NA
3 . 3	CEILING	NA
3 . 4	COUNTERS	NA
3 . 5	SANITARY WARE/CP FITTINGS	NA
3 . 6	FITTING/FIXTURES	NA
4 . BED ROOMS		
4 . 1	FLOOR	NA
4 . 2	WALLS	NA
4 . 3	CEILING	NA
4 . 4	WARDROBES	NA
5 . TOILET		
5 . 1	FLOOR	NA
5 . 2	WALLS	NA
5 . 3	CEILING	NA
5 . 4	COUNTERS	NA
5 . 5	SANITARY WARE/CP FITTINGS	NA
5 . 6	FIXTURES	NA
6 . KITCHEN		
6 . 1	FLOOR	NA
6 . 2	WALLS	NA
6 . 3	CEILING	NA


For TBC CORPORATION LLP
 12/21/21
 Authorized Signatory

6.4	COUNTERS	NA
6.5	FIXTURES	NA
6.6	KITCHEN APPLIANCES	NA
7. UTILITY ROOMS/UTILITY BALCONY/TOILET		
7.1	FLOOR	NA
7.2	WALLS & CEILING	NA
7.3	TOILET	NA
7.4	BALCONY	NA
8. SIT-OUTS		
8.1	FLOOR	NA
8.2	WALLS & CEILING	NA
8.3	RAILINGS	NA
8.4	FIXTURES	NA

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative
Stamp _____
Date _____

For TBCJ CORPORATION LLP
Authorized Signatory



List of Uploaded Documents

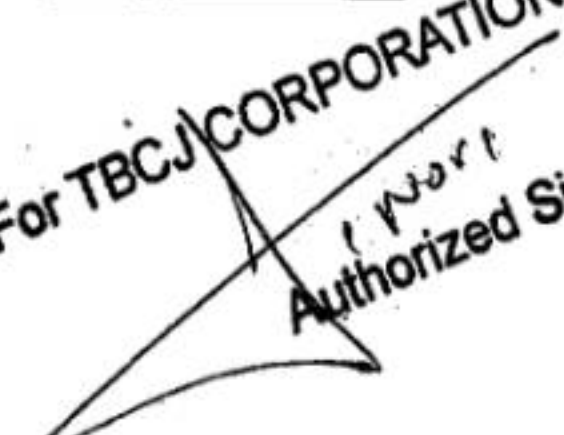
Sr. No.	Document Description	Date of Document Upload	View Document
1	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	06-03-2026	View Document
2	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	06-03-2026	View Document
3	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	06-03-2026	View Document
4	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	06-03-2026	View Document
5	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	06-03-2026	View Document

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative

Stamp _____

Date _____

For TBCJ CORPORATION LLP

 Authorized Signatory

SUMMARY OF PLOTS				
TYPE	FLOOR DIMENSIONS (FT/IN)	AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)
A	7.500	39.770	102.640	4062.760
A1	7.500	16.880	102.640	1725.000
A2	ASPECTUAL	191.070	1	191.070
A3	ASPECTUAL	188.960	1	188.960
A4	ASPECTUAL	233.900	1	233.900
A5	ASPECTUAL	31.090	1	31.090
A6	7.500	16.880	111.580	1725.000
B	7.500	19.120	124.260	1923.900
B1	7.500	17.500	124.260	1923.900
C	7.500	19.120	144.870	2173.050
C1	8.277	19.120	144.870	2173.050
D	7.500	20.500	167.870	2518.050
D1	ASPECTUAL	133.120	1	133.120
D2	ASPECTUAL	89.770	1	89.770
D3	6.750	20.500	83.800	1251.000
E	6.750	14.000	144.700	1770.750
F	6.750	16.500	171.210	2152.625
F1	ASPECTUAL	136.490	1	136.490
F2	ASPECTUAL	142.890	1	142.890
F3	ASPECTUAL	146.830	1	146.830
F4	ASPECTUAL	129.140	1	129.140
F5	ASPECTUAL	127.550	1	127.550
F6	ASPECTUAL	128.140	1	128.140
F7	ASPECTUAL	134.780	1	134.780
F8	ASPECTUAL	135.000	1	135.000
F9	ASPECTUAL	149.100	1	149.100
F10	ASPECTUAL	143.780	1	143.780
F11	ASPECTUAL	141.270	1	141.270
F12	ASPECTUAL	121.390	1	121.390
F13	ASPECTUAL	121.390	1	121.390
F14	ASPECTUAL	144.610	1	144.610
F15	ASPECTUAL	114.970	1	114.970
F16	ASPECTUAL	124.670	1	124.670
F17	ASPECTUAL	113.000	1	113.000
F18	ASPECTUAL	98.540	1	98.540
F19	ASPECTUAL	96.560	1	96.560
F20	ASPECTUAL	91.990	1	91.990
F21	ASPECTUAL	144.470	1	144.470
F22	ASPECTUAL	141.390	1	141.390
F23	ASPECTUAL	148.750	1	148.750
F24	ASPECTUAL	141.420	1	141.420
F25	ASPECTUAL	141.990	1	141.990
F26	ASPECTUAL	141.420	1	141.420
F27	ASPECTUAL	141.420	1	141.420
F28	ASPECTUAL	141.420	1	141.420
F29	ASPECTUAL	141.420	1	141.420
F30	ASPECTUAL	141.420	1	141.420
F31	ASPECTUAL	141.420	1	141.420
F32	ASPECTUAL	141.420	1	141.420
F33	ASPECTUAL	141.420	1	141.420
F34	ASPECTUAL	141.420	1	141.420
F35	ASPECTUAL	141.420	1	141.420
F36	ASPECTUAL	141.420	1	141.420
F37	ASPECTUAL	141.420	1	141.420
F38	ASPECTUAL	141.420	1	141.420
F39	ASPECTUAL	141.420	1	141.420
F40	ASPECTUAL	141.420	1	141.420
F41	ASPECTUAL	141.420	1	141.420
F42	ASPECTUAL	141.420	1	141.420
F43	ASPECTUAL	141.420	1	141.420
F44	ASPECTUAL	141.420	1	141.420
F45	ASPECTUAL	141.420	1	141.420
F46	ASPECTUAL	141.420	1	141.420
F47	ASPECTUAL	141.420	1	141.420
F48	ASPECTUAL	141.420	1	141.420
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F73	ASPECTUAL	141.420	1	141.420
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F78	ASPECTUAL	141.420	1	141.420
F79	ASPECTUAL	141.420	1	141.420
F80	ASPECTUAL	141.420	1	141.420
F81	ASPECTUAL	141.420	1	141.420
F82	ASPECTUAL	141.420	1	141.420
F83	ASPECTUAL	141.420	1	141.420
F84	ASPECTUAL	141.420	1	141.420
F85	ASPECTUAL	141.420	1	141.420
F86	ASPECTUAL	141.420	1	141.420
F87	ASPECTUAL	141.420	1	141.420
F88	ASPECTUAL	141.420	1	141.420
F89	ASPECTUAL	141.420	1	141.420
F90	ASPECTUAL	141.420	1	141.420
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F96	ASPECTUAL	141.420	1	141.420
F97	ASPECTUAL	141.420	1	141.420
F98	ASPECTUAL	141.420	1	141.420
F99	ASPECTUAL	141.420	1	141.420
F100	ASPECTUAL	141.420	1	141.420
TOTAL		225,000	31,478,411	100%
DENSITY			7.5446	ACRES
LOCAL POPULATION		25,000	18	1000 PERSONS PER ACRE
DENSITY		28.50 AC	10%	
AVERAGE DENSITY		274.65	10%	

AREA STATEMENT					
A	OUTLINED AREA AS PER LICENCE NO. 182/2024 DATED 25.11.2024	6.750	50,000		
B	ADDITIONAL NEW AREA APPLIED	4.4875	4,487.5		
C	TOTAL AREA APPLIED FOR LICENCE NO. 182/2024 DATED 25.11.2024	11.2375	54,487.5		
D	AREA FALLING UNDER 100 M WIDE GREEN BELT	0.750	7,500		
E	BALANCE AREA	10.4875	46,987.5		
F	ADD. 500 AREA FALLING UNDER 100 M WIDE GREEN BELT	0.500	5,000		
G	NET PLANNED AREA (L+V)	10.9875	41,987.5		
		PERMISSIBLE AREA (IN ACRES)	PERMISSIBLE AREA (IN SQ.M.)	%	PROPOSED AREA (IN SQ.M.)
COMMERCIAL TO BE TRANSFERRED TO GOVT. TO THE GOVERNMENT (2%)		1.800	474,225	30%	474,225
GREEN AREA UNDER PARKS (7%)		1.127	455,665	7.5%	455,665
AREA UNDER COMMERCIAL (4%)		0.500	2,074,071	4.0%	2,074,071
AREA UNDER PLOTS		0.075	3,000,000	61.0%	3,000,000
TOTAL AVAILABLE AREA		3.402	13,943,966	60%	13,943,966

GREEN AREA DETAIL		
TYPE	AREA (SQ.M.)	AREA (IN ACRE)
Green-1	289,520	0.072
Green-2	1610,828	0.398
Green-3	711,275	0.175
Green-4	983,993	0.243
Green-5	243,294	0.060
Green-6	201,807	0.050
Green-7	328,200	0.081
Green-8	266,739	0.066
TOTAL	4635,656	1.145



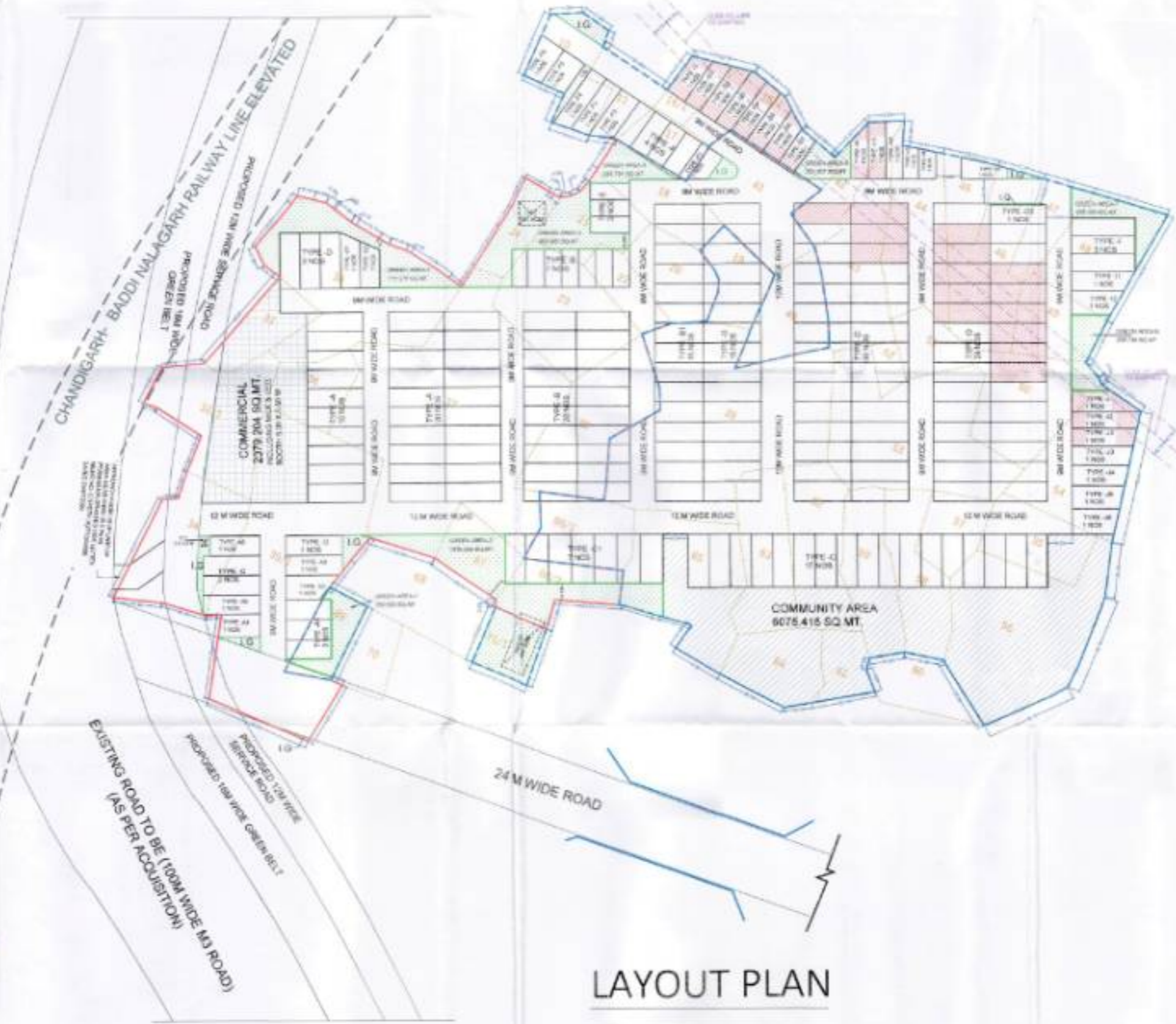
LEGEND:-

- PREVIOUS APPROVED LAYOUT
- SITE BOUNDARY OF 6.541 ACRE
- NEW APPLIED SITE BOUNDARY OF 8.4875 ACRE
- COMMUNITY SITE
- COMMERCIAL
- GREEN/PARK AREA
- LOTS FALLS UNDER HT LINE SHALL NOT BE BOLD AND SHALL BE KEPT FREED TILL SHIFTING OF HT LINE

To be read with Licence No. 245 of 2025, Dated: 23/12/2025

This revised layout plan for an additional area measuring 8.4875 acres (Drawing No. 174/25, Dated 23.12.2025) in addition to licensed site of Affordable Residential Plotted Colony under Section 30A of the Punjab Urban Development Act, 1974, area measuring 6.541 acres comprising of Licence No. 182 of 2024 dated 25.11.2024, whereby 100% scheme area measuring 15,00,000 sq. ft. being developed by TBCJ Corporation LLP in the revenue estate of Village Lohgarh, Sector 31, Pinjore Kalesh Complex, District Panchkula is hereby approved subject to the following conditions:

1. That this revised layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bye-laws.
2. That the plotted area of the colony shall not exceed 65% of the net plotted area of the colony. The entire area reserved for commercial purposes shall be taken as plotted area for calculation of the area under plots.
3. That the demarcation plan as per site of all the buildings, plots and Commercial site shall be approved from the Department and construction on these sites shall be governed by the bye-laws Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the collector shall abide by the directions of the DTCP for the modification of layout plans of the colony.
5. That the sewerage lines falling in the colony shall be kept free for demarcation/assessment as shown in the layout plan.
6. That the collector shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation for proper integration of the planning proposals of the adjoining areas.
7. That no property/plot shall derive access directly from the carriage way of 30 meters or wider sector road if applicable.
8. All green belts provided in the layout plan within the licensed area of the colony shall be developed by the collector. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/collector as the direction of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreement of the license.
9. In the case of demarcation plan, if required percentage of required open space is reduced, the same will be provided by the collector in the licensed area.
10. No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 meters between the plots.
11. Any access ways over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The portion of the area comprising trees and green belts to be provided in the 20% required open space shall be transferred free of cost to the government on the date of completion of the layout plan.
13. That the 100% area plots are being approved subject to the condition that these plots should not have a coverage of less than 75% of the standard coverage when demarcated.
14. That you will have no objection to the regularization of the boundaries of the houses through gas and water with the local fire hydrant is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
15. That for rain water harvesting system shall be provided as per Central Ground Water Authority dated/Haryana Govt. notification is applicable.
16. That for collection/sewer shall use only light Existing Road (deep) plots fitting for internal lighting as well as Campus lighting.
17. That the collector/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 21-52/2025-SPower dated 21.03.2025 issued by Haryana Government Renewable Energy Department.
18. That the collector/owner shall strictly comply with the directions issued vide notification No. 10/4/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Haryana Construction Building Code.



LAYOUT PLAN

PROJECT:-
LAYOUT PLAN FOR GRANT OF ADDITIONAL LICENSE FOR SETTING UP OF AFFORDABLE RESIDENTIAL PLOTTED COLONY DDJAY POLICY-2018 OVER AN AREA MEASURING 8.4875 ACRES IN ADDITION TO ALREADY LICENSED LAND BEARING LICENSE NO. 182 OF 2024 DATED 25.11.2024 FOR AN AREA MEASURING 6.541 ACRE TOTALING OF THE AREA 15,00,000 SQ. FT. OF VILLAGE LOHGARH, SECTOR-31, PINJORE KALKAS URBAN COMPLEX DISTRICT-PANCHKULA, BEING DEVELOPED BY- TBCJ CORPORATION LLP.

OWNER:-
TBC CORPORATION LLP
AUTHORIZED SIGNATURE

ARCHITECT:-
Vikas Dubey
Mr. Vikas Dubey
M.Arch, B.Arch
CA/2014/06100
Mob-9915725569

VASTU DECORE
TRUST US WE'LL SAVE YOUR MONEY

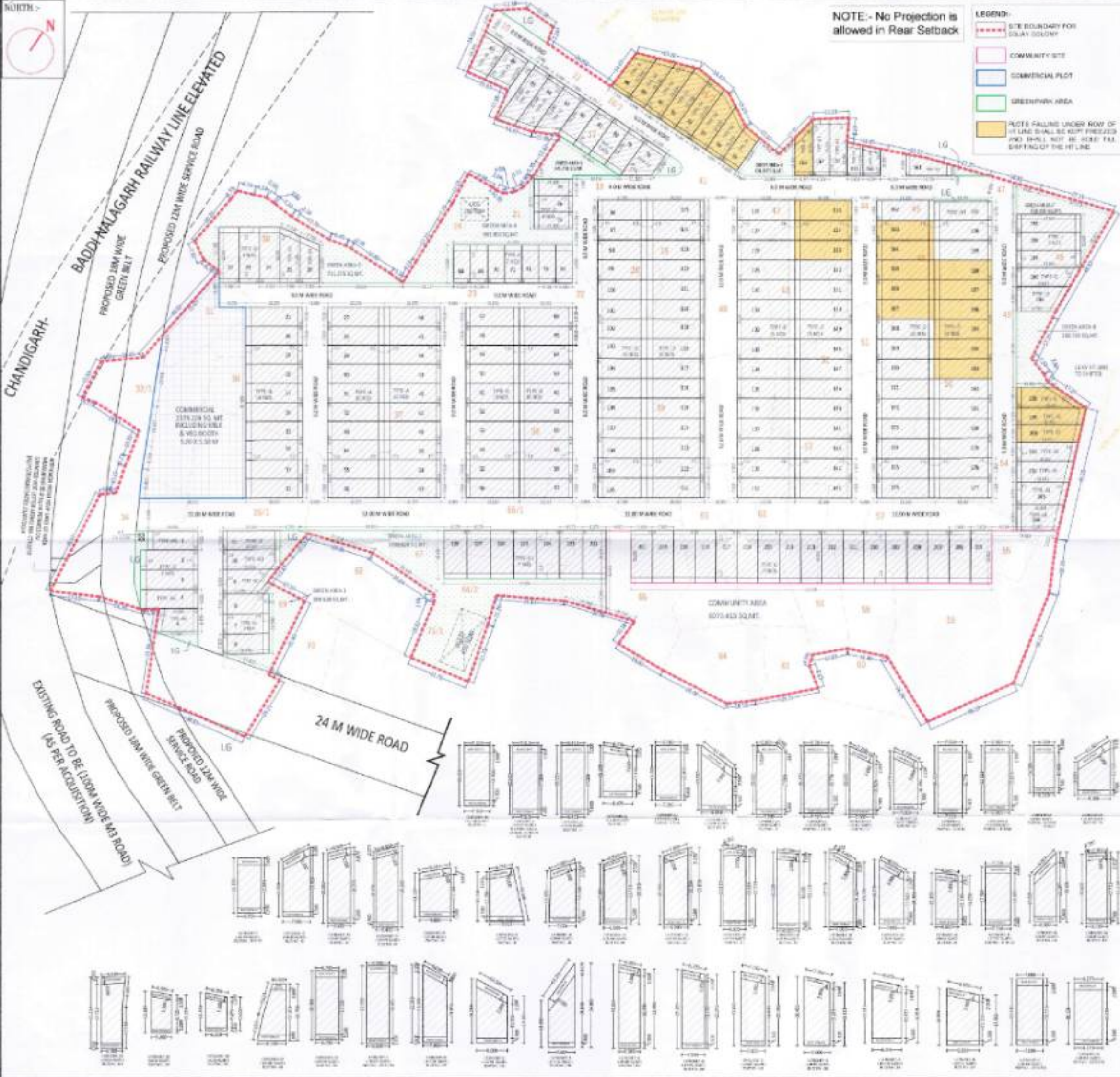
ARCHITECTS, INTERIORS, CONSTRUCTION

302-72nd FLOOR PRIME SQUARE, CTRD. COMD. MALL
CHANDIGARH-AMBALA-BIMBER, 1510218, PUNJAB

E-mail: - vastudecore@hotmail.com

MOBIL +91-7015875179, 9915725569

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DEMARICATION CJM ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY POLICY-2016 FALLING UNDER LICENSE NO. 162 OF 2024 DATED 25.11.2024 FOR AN AREA MEASURING 6.541 ACRES & LICENSE NO. 256 OF 2025 DATED 23.12.2025 FOR AN AREA MEASURING 8.46875 ACRE TOTALING OF THE AREA 15.00975 ACRES OF VILLAGE LONGARH, SECTOR-31, PINJORE KALKA, URBAN COMPLEX DISTRICT -PANCHKULA, BEING DEVELOPED BY- TBCJ CORPORATION LLP.

FOR PURPOSE OF CODE 1.2 (a) & 6.1 (i) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.

- USE ZONE**
The land shown in this zoning plan shall be utilized as accordance with the marking explained in the table below and no other nature whatsoever:

Symbol	Use Zone	Permitted Building Height (meters)
(Symbol)	Residential	12
(Symbol)	Commercial	15
(Symbol)	Greenpark	0
- RESTRICTION OF ACCESS FROM 45 METERS**
WITH 100 METER SETBACK BARRIERS AND PUBLIC OPEN SPACES
In the case of plots which abut on the 45 meters or more wide water roads and plots which abut on public open spaces, no direct access whatsoever secondary or even shall be allowed into the plots from such roads and open spaces.
- BOUNDARY WALL**
The boundary wall shall be constructed as per Code 7.1
The boundary walls in front courts and which abut on a road or an open space shall be constructed according to standard design as approved by the DTCP. The boundary wall in the rear courtyard shall not be more than 1.80 meters in height.
In case of corner plots, boundary walls shall be provided off at each corner by a radius as given below:-
 - 0.75 meters Radius for plots up to 127 sqm.
 - 1.17 meters Radius for plots up to 127 sqm.
 - 1.57 meters radius for plots above 127 sqm up to 130 sqm.
The owner/contractor if desired, is permitted to use concrete boundary wall in front of plot, so that the wall area can be utilized for parking.
- GATE AND GATE POST**
Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
An additional water gate of standard design not exceeding 1.15 meter width may be allowed at the front and side boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the water road and public open space.
- DISPLAY OF POSTAL NUMBER OF THE PLOT**
The previous number and postal address shall be written at the open spaces for this purpose on the standard design of the gate as per approved design.
- GARBAGE COLLECTION POINT**
Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal at the suitable collection point to be provided by the collector.
- ACCESS**
No plot or public building will derive an access from less than 9.00 meters wide road.
- GENERAL**
 - The site colonizer/master shall use only light-Emergency Flood lamps (LED) fitting for external lighting as well as Campus lighting.
 - The colonizer/master shall strictly comply with the directions issued vide Notification No. 1966/2016-SP dated 11.01.2016 issued by Haryana Government, Renewable Energy Department, if applicable.
 - The site administrator shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 2252/2006-3 Power dated 21.05.2016 issued by Haryana Government Renewable Energy Department, if applicable.
 - Fire safety provision measures shall be regulated by Haryana fire service Act, 2007, as amended from time to time.
 - Rain water harvesting shall be provided as per Haryana Building Code - 2017 if applicable.