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. 105. **of 2026**

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to Smt. Babita Devi W/o Sh. Sudhir Kumar, CRB Industry Pvt. Ltd., JP Infratech, HKR Infratech LLP, Sh. Kamal Bamba HUF Karta S/o Sh. Jaspal Bamba, Associate Global Developers LLP, Sh. Atul Kumar Makhria S/o Sh. Rajender Parsad in collaboration with Associate Global Developers LLP, # 1st Floor, B-1/21, Sector-11, Faridabad-121006 for the development of an Industrial Plotted Colony over an area measuring 23.1875 acres in the revenue estate of Village Dudhola & Sikanderpur, Palwal.

1. The particulars of the land, wherein the aforesaid industrial plotted colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.

2. The Licence is granted subject to the following conditions:-

   a) To deposit a sum of **Rs. 1,17,29,977/-** on account of 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 you 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.

   c) That you shall integrate the services with HSVP services as and when made available in future.

   d) That you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.

Director
Town & Country Planning
Haryana, Chandigarh

   e) That you 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.

   f) That you shall obtain NOC from DFO, to the effect that the site is not affected by any Forest Law/Act/notification.

   g) That you 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 Urban Development Authority or any other execution agency.

h) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.

i) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

j) That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.

k) That you shall use only LED fitting for internal lighting as well as campus lighting.

l) That you 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) 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 from the plot owners.

n) That you shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.

o) That you 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 licencee 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 you shall abide by the terms and condition of policy dated 01.10.2015 & 09.10.2017 and other direction given by the Director time to time to execute the project.

q) That you 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.

r) That you 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 thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.

s) A board resolution assigning the responsibility for online compliance of the said Rules on the Department portal may also be submitted.

t) No further sale has taken place after submitting application for grant of license.

u) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.

v) No provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.

w) That you shall not encroach the revenue rasta passes through the site and shall take approval from competent authority before laying services through revenue rasta.

x) That you shall inform account number & full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from buyers for meeting the cost of internal development works in the colony in compliance of Rule-27 of Rules 1976 & Section -5 of Haryana Development and Regulation of Urban Areas Act, Haryana Development and Regulation of Urban Area Act, 1975.

y) That you shall maintain the ROW beneath the one no. 400 KV HT Lines or get the same shifted out of applied.

z) That the revenue rasta/khal if any passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.

aa) That you 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, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.

3. That the licensee shall get the electrification plan approved from the competent authority of DISCOM and submit the same within 60 days from grant of license.

4. The licence is valid up to 26/5/2031.

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

Dated: 27/5/2026.
Place: Chandigarh

Endst. No. LC-5788-PA(SK)-2026/18601 Dated: 27-05-2026

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

1. Smt. Babita Devi W/o Sh. Sudhir Kumar, CRB Industry Pvt. Ltd., JP Infratech, HKR Infratech LLP, Sh. Kamal Bamba HUF Karta S/o Sh. Jaspal Bamba, Associate Global Developers LLP, Sh. Atul Kumar Makhria S/o Sh. Rajender Parsad in collaboration with Associate Global Developers LLP, # 1st Floor, B-1/21, Sector-11, Faridabad-121006 alongwith a copy of agreement, LC-IV C & Bilateral Agreement.
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, Palwal.
12. District Town Planner, Palwal.
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

To be read with License No..105.....Dated..27/1...../2026

1.Detail of land owned by Babita Devi W/o Sudhir Kumar:-

Village	Rect.No	Killa No	Area (K-M)
Dudhola	36	13	0-12
		17/2	4-8
		18	4-7
		24/1/1	2-8
		Total	11-15

2.Detail of land owned by CRB Industry Pvt. Ltd.:-

Village	Rect.No	Killa No	Area (K-M)
Dudhola	36	14/1	4-9
		17/1	3-12
		Total	8-1

3.Detail of land owned by JP Infratech:-

Village	Rect.No	Killa No	Area (K-M)
Dudhola	36	16	8-0

4.Detail of land owned by HKR Infratech LLP:-

Village	Rect.No	Killa No	Area (K-M)
Dudhola	36	23	8-7
	37	14/2/2/1	2-7
		17/1/3	2-13
	52	1/2/2	2-12
		10/1	6-14
		2/1/2	1-6
		9/2	3-2
		Total	27-1

5.Detail of land owned by Kamal Bamba HUF Karta S/o Jaspal Bamba:-

Village	Rect. No	Killa No	Area (K-M)
Dudhola	37	18/2/1	3-0
		19/1	5-7
		Total	8-7

6.Detail of land owned by Kamal Bamba HUF Karta S/o Jaspal Bamba 13/98 share & HKR Infratech LLP 29/98 share and Associate Global Developers LLP. 4/7 share:-

Village	Rect.No	Killa No	Area (K-M)
Dudhola	37	15/1/2	2-9
		16/2	0-10
		17/1/1	1-19
		Total	4-18

D.T.C.P (HR)

7.Detail of land owned by Associate Global Developers LLP:-

Village	Rect.No	Killa No	Area (K-M)
Dudhola	52	2/1/1	2-1
	36	24/1/2	2-19
		24/2	2-10
		25/1	7-9
	37	14/2/2/2 min	1-4
		17/1/2 min	0-14
		17/2	0-10
		18/1	3-10
		18/2/2	1-10
		19/2	2-13
		20	8-0
		21	8-0
		22	8-0
		23/2	4-0
		24/1	3-10
		24/2/1 min	0-17
	52	1/1/1	0-16
		4/1 min	4-1
	53	5/2	2-17
		5/3	2-6
		Total	67-7

8.Detail of land owned by HKR Infratech LLP:-

Village	Rect.No	Killa No	Area (K-M)
Sikandarpur	29	12/1/1/2	5-9
		13	7-8
		18/1	1-18
		3	7-9
		8	8-0
		Total	30-4

9.Detail of land owned by Associates Global Developers LLP :-

Village	Rect.No	Killa No	Area (K-M)
Sikandarpur	29	18/2	1-15
		19/1/1	6-6
		Total	8-1

10. Detail of land owned by Atul Kumar Makhria S/o Rajender Prasad:-

Village	Rect.No	Killa No	Area (K-M)
Sikandarpur	29	12/1/1/1	2-8
		9	8-0
		10/1/1	1-8
		Total	11-16
		Grand Total	185-10
			Or 23.1875 acres

Note:-Khasra No.29//18/1 (0-19-6.3), 18/2 (1-3-3.5), 19/1/1 (2-18-0.5) of village Sikanderpur and Khasra No.36//18 (2-8.2.4), 23 (5-3-5.5) of village Dudhola, total 12K-13M-0S or 6399.65 Sqm. area is under mortgage.

Director
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Haryana, Chandigarh