

# Directorate of Town & Country Planning, Haryana

Nagar Ayojana Bhawan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh  
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

FORM LC -V (See Rule 12)

Licence No. 226 of 2025

This Licence is granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & Rules 1976 to Supermax Affordable Housing Pvt. Ltd, E-15/120, Shiva Road, Rohini, Sector-8, Delhi-110085 for setting up of Commercial Plotted Colony over an area measuring 3.693 acres in the revenue estate of village Rathdhana, Sector 35, Sonipat.

1. The particular of the land, wherein the aforesaid Commercial Plotted Colony is to be set up, are given in the Schedule annexed hereto.
2. This Licence is granted subject to the following conditions:
  - a) That licensee will pay the Infrastructure Development Charges amounting to **Rs.1,68,45,638/-** in two equal installments. First Installment will be due within 60 days of grant of this license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period
  - b) That the 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 free of cost to the Government within a period of 30 days from the date of approval of zoning plan.
  - c) That 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 Government 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.
  - d) That 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 Government u/s 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - e) That licensee shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana.
  - f) That licensee shall integrate the services with Haryana Shehari Vikas Pradhikaran or SMDA services as and when made available.
  - g) That you have 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, along with the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
  - h) That licensee shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Government of India before execution of development works at site.

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- i) That 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 Shehari Vikas Pradhikaran.
- j) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Government notification as applicable.
- k) That licensee shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- l) That licensee shall use only LED fitting for internal lighting as well as campus lighting.
- m) That licensee shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two month 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.
- n) That 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 thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- o) That 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.
- p) That licensee shall not give any advertisement for sale of commercial area before the approval of layout plan / building plans of the same.
- q) That 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.
- r) That licensee shall keep pace of construction at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- s) That licensee shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, you would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
- t) That licensee shall specify the detail of calculations per Sqm/per sqft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Government.
- u) That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the licensee in letter and spirit.
- v) That no pre-launch/sale of commercial site will be undertaken before approval of the layout plan.
- w) That 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 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.

- x) That licensee shall abide by the relevant policy dated 19.12.2006 & 29.08.2019 and amended from time to time.
- y) That licensee shall abide by with the Act/Rules and the policies notified by the Department for development of commercial colonies and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, 1975.
- z) 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.
- aa) 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.
- bb) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- cc) That the implementation of such mechanism shall, however, have no bearing on EDC installment 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 installments that are due for payment that paid as per the prescribed schedule.
- dd) That licensee shall maintain the ROW along HT Line.
- ee) That licensee shall take the access permission from NHAI before actual execution of development works at site.
- ff) That you shall obey all the directions/restrictions imposed by the Department from time to time.

3. The licence is valid up to 16-10-2030

Dated: 17-10-2025  
Place:

Endst. No. LC-5635/JE (RA)/2025/ 43630

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

Dated: 17-11-2025

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

1. Supermax Affordable Housing Pvt. Ltd, E-15/120, Shiva Road, Rohini, Sector-8, Delhi-110085 along with a copy of agreement, LC-IV & Bilateral Agreement and layout Plan.
2. Deputy Commissioner, Sonipat.
3. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
4. Chief Administrator, HSVP, Panchkula.
5. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
6. Managing Director, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.

7. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
8. Addl. Director Urban Estates, Haryana, Panchkula.
9. Administrator, HSVP, Rohtak
10. Chief Engineer, HSVP, Panchkula.
11. Superintending Engineer, HSVP, Rohtak along with a copy of agreement.
12. Land Acquisition Officer, Rohtak.
13. Senior Town Planner, Rohtak.
14. District Town Planner, Sonipat along with a copy of agreement and layout plan.
15. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
16. PM (IT) for up-dation on the website.



(Sanjay Saini)  
District Town Planner (HQ)  
For: Director, Town & Country Planning  
Haryana Chandigarh

To be read with License No.....**226**.....Dated.....**17/11**...../2025

Detail of land owned by Supermax Affordable Housing Pvt. Ltd.:-

Village	Rect.No.	Killa No.	Area (K-M)
Rathdhana, Sonipat	88	1/2/2 min	0-3
		3/2/2/2 min	0-14
		4/2/2	0-10
		7/2/2	0-16
		8/1 min	7-5
		10/2/1 min	2-9
		11/1/2	0-8
		11/2/2/1	1-8
		12	7-4
		13	8-0
		14/1/1	0-14
		<b>Total</b>	<b>29-11</b> <b>Or 3.693 acres</b>

Note:-Khasra No.88//10/2/1 min (0-13-0), 11/1/2 min (0-4-3), 11/2/2/1 min (0-4-3) total 1K-1M-6S or 548.01 Sqm. is under mortgage.

**Director**  
**Town & Country Planning**  
**Haryana, Chandigarh**  
Suman (Arora)