

## 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](http://tcpharyana.gov.in) - e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

FORM LC -V  
(See Rule 12)

LICENCE NO. 94 OF 2023

This license is being granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made there under to SPJ Promoters Pvt. Ltd., Regd. Office AP-11A, Pitampura, New Delhi-110034 for development of Industrial Plotted Colony over an area measuring 25.34375 acres in the revenue estate of village Kundli, Sector- 47, Sonipat.


1. The particular of the land of aforesaid Industrial Plotted Colony is to be set up, is enclosed.
2. The License is granted subject to the following terms and conditions:
  - i) To deposit a sum of **Rs.2,33,83,898/-** on account of 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](http://www.tcpharyana.gov.in). In failure of which, an interest @ 18% per annum for delay period shall be paid.
  - ii) 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.
  - iii) That the licensee 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.
  - iv) 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.
  - v) That the licensee shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP.
  - vi) That the licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
  - vii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
  - viii) 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.
  - ix) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.

  
Director General  
Town & Country Planning  
Haryana, Chandigarh  


- x) 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.
- xi) 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 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.
- xii) 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.
- xiii) 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.
- xiv) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- xv) 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.
- xvi) 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.
- xvii) 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.
- xviii) That the licensee will pay the labourcess 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 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 license.

- xxi) That the licensee shall not give any advertisement for sale of plots/commercial area before the approval of layout 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 revenue rasta/khal if passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
- xxiv) That the licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant in letter and spirit.
- xxv) That the licensee shall construct service/internal sector roads at your own cost and the entire area under said roads shall be transferred to the Government within 30 days from approval of zoning plan.
- xxvi) The portion of sector road/green belt if any which shall form part of the licensed area, will be transferred to the Government in accordance with the provisions of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975 within 30 days from approval of zoning plan.
- xxvii) That the licensee shall comply with the terms and conditions of policy dated 01.10.2015 as amended from time to time and other direction given by the Director time to time to execute the project.
- xxviii) That the licensee shall take the permission for nala / drain / water channel which are passing through licenced land from the competent authority.
- xxix) That the licensee shall execute the development works as per Environmental Clearance and company 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, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.
- xxx) Only green category industry shall be allowed in the area of the licenced industrial colony which is falling within 2 kilometers from the boundary of urbanizable zone of the development plan, excluding the peripheral roads, if proposed along urbanizable boundary. All categories of industries will be allowed in the industrial colony outside 2KM belt subject to the condition of obtaining certificate from Haryana State Pollution Control Board and further with the condition that there shall be zero discharge of the industrial effluents (liquid discharge) in the industrial colony.
- xxxi) That you shall abide the terms & conditions of access permission issued by NHAI.
3. The license is valid up to 26-04-2028

Place: Chandigarh  
Dated: 27/04/2023

  
(T.L. Satyaprakash, IAS)  
Director General,  
Town & Country Planning  
Haryana, Chandigarh

Endst. No. LC-4842/JE (MK)/2023/

12432

Dated:

01/05/2023

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

1. SPJ Promoters Pvt. Ltd., Regd. Office AP-11A, Pitampura, New Delhi-110034 alongwith copies of agreement/ bilateral agreement, schedule of land and Layout plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Rohtak.
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Rohtak along with a copy of agreement.
11. Land Acquisition Officer, Rohtak.
12. Senior Town Planner, Rohtak alongwith approved layout plan.
13. Senior Town Planner (E&V), Haryana, Chandigarh.
14. District Town Planner, Sonipat alongwith a copy of agreement and approved layout plan.
15. Chief Accounts Officer, O/o DGTCP, Haryana alongwith a copy of agreement.
16. Nodal Officer (website), O/o DGTCP, Haryana.

(Sunena)

District Town Planner (HQ)


For Director General, Town & Country Planning  
Haryana, Chandigarh

To be read with License no .....94.....dated 27 APRIL of 2023

Detail of land owned by SPJ Promoters Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)	
Kundli	6	21/1	6-8	
		21/2	6-13	
	7	22	8-0	
		23	8-0	
		24	8-0	
		25	7-12	
		27	0-8	
		11	1	8-0
			2	8-0
			3	8-0
			4	6-11
			5	7-3
			6	8-0
			7	8-0
			8	8-0
			9	8-0
			10	8-0
		11	8-0	
		12	8-0	
	13	8-0		
	14	8-0		
	17	8-0		
	18	8-0		
	19	8-0		
	20	8-0		
	22	8-0		
	23/1	2-13		
23/2	5-7			
	Total	202-15 or 25.343475 acres		

Note- Killa no. 11//10 min (3-2), 11 min (5-3), 20 min (5-3), 22 min (7-4), 23/1 min (0-15) and 23/2 min (3-6) total 24K-13M or 12469.40 Sqm of village Kundli are under mortgage.

  
Director General  
Town & Country Planning  
Haryana, Chandigarh  
Suman (Patel)