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)

Licence No. 115 **of 2025**

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & Rules 1976 to PVJ Projects Pvt. Ltd. 697, Ground Floor, 12th Cross, 27th Main, HSR Layout 1, Sector Bangalore for grant of licence for setting up of an Industrial Plotted Colony over an area measuring 15.093 acres in the revenue estate of village Ladrawan, Tehsil Bahadurgarh, District Jhajjar.

1. The particular of the land, wherein the of aforesaid Industrial Plotted Colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director, Town & Country planning, Haryana.

2. The License is granted subject to the following terms and conditions:

   i) To deposit a sum of **Rs. 27,66,003/-** 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. In failure of which, an interest @ 18% per annum for delay period shall be paid.

   ii) 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.

   iii) 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.

   iv) That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, before execution of development works at site.

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v) That you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP.

vi) 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.

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 photovoltaic power plant 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 you shall use only LED fitting for internal lighting as well as campus lighting.

x) 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.

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

xii) 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 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.

xiii) That you 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 and its further amendments from time to time.

xiv) That you shall submit compliance of Rule 24, 26 (2), 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.

xv) That no further sale of the applied land has taken place after submitting application for grant of license.

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

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

xviii) 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.

xix) That you 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.

xx) That you 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.

xxi) 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.

xxii) That you 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.

xxiii) That you shall pay the cost of infrastructure beyond 500 mtr. of urbanizable limit made available by various agencies/ Department of the State Government, including infrastructure sought and availed, if any, in future.

xxiv) That you shall pay the External Development Charges as & when the site comes in urbanizable limits.

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

xxvi) That you shall execute the development works as per Environmental Clearance and comply with the provisions of the Environment Protection Act, 1986, Air (Prevention and Control of Pollution) Act, 1981 and the 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 Acts.

xxvii) That you shall maintain the UGT, ETP and underground STP and the green above the same through proper horticulture in the Industrial Plotted Colony.

xxviii) 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.

xxix) That you shall submit the electrification plan approved from the competent authority of DISCOM and will submit the same before approval of zoning plan.

3. The license is valid up to 02-07-2030.

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

Dated: 03-07-2025
Place:

Endst. No. LC-5441/PA(MK)/2025/ 25700- 715 Dated: 04-07-2025

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

1. PVJ Projects Pvt. Ltd. 697, Ground Floor, 12th Cross, 27th Main, HSR Layout 1, Sector Bangalore along with a copy of agreement, LC-IV & Bilateral Agreement and Layout Plan.
2. Deputy Commissioner, Jhajjar.
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 alongwith layout plan.
14. District Town Planner, Jhajjar 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 updation on the website.

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

To be read with License No. 115 Dated 03/07/2025

Detail of land owned by PVJ Projects Pvt. Ltd.

Village	Rect.No.	Killa No.	Area(K-M)
Ladrawan	89	8/6	3-12
		9/1/4	1-13
		13/2	3-1
		13/3	1-6
		14/2	1-10
		14/3	1-10
		14/4	1-10
		14/5	1-10
		16/3/2	1-9
		17/1	3-2
		17/2	1-16
		25	7-19
		26	0-1
	90	21/1	2-16
		21/2	2-7
		21/3	2-11
		21/4	0-6
		22/1	7-0
		22/2	0-8
	99	1	8-0
		2	7-8
		9/1	2-5
		9/2	2-7
		9/3	2-7
		10/1	7-11
		11/1	7-4
		20/3	6-11
	100	5	8-0
		6/1	3-18
		6/2	3-17
		14	8-0
		15	8-0
		Total	120-15 Or 15.093 Acres

Director
Town & Country Planning
Haryana, Chandigarh
Suman (Patwari)