

FORM LC -V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 37 of 2026

This Licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 & Rules 1976, to SVSJ Builders LLP, GF-24A, Augusta Point, Golf Course Road, Sector-53, Gurugram for setting up of Residential Plotted Colony over an area measuring 10.6875 acres in the revenue estate of village Jalalpur Khurd, Sector-22, Tehsil and District Jind.

1. The particulars of the land, wherein the aforesaid Residential 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 Licence is granted subject to the following conditions:
 - i. That you shall pay the State Infrastructure Development Charges amounting to Rs. 33,99,631/- in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
 - ii. That 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 to the Govt. within 30 days of approval of Zoning Plan.
 - iii. 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.
 - iv. That you 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 to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975 within a period of 30 days from approval of Zoning Plan.
 - v. That you 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.
 - vi. That you shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
 - vii. 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 Haryana Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1963.
 - viii. That you understood that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.

- ix. 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.
- x. 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 Shehari Vikas Pradhikaran.
- xi. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xii. That you shall make provision of Solar Photo Voltaic Power Plant as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- xiii. That you shall use only LED fitting for internal lighting as well as campus lighting.
- xiv. 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.
- xv. 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 seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- xvi. That you 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.
- xvii. That you shall not give any advertisement for sale of plots/commercial area before the approval of zoning plan of the colony.
- xviii. 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, as amended from time to time.
- xix. That you shall abide with policy dated 26.02.2021 as amended from time to time related to allotment of EWS Plots.
- xx. That you shall keep place of construction at least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- xxi. That you 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 has been worked out on the interim rates.
- xxii. That you shall specify the detail of calculations per Sqm/per Sqft., which is being demanded from the plot owners on account of SIDC/EDC, if being charged separately as per rates fixed by Govt.

- xxiii. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.
 - xxiv. That the owner/developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Residential Plotted Colony after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, then applicable Infrastructure Augmentation Charges shall be deposited.
 - xxv. 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 Act 1981) and Water (Prevention and Control of Pollution Act 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.
 - xxvi. That you shall abide by with the Act/Rules and the policies notified by the Department for development of residential plotted colonies and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulation of Urban Areas Act 1975.
 - xxvii. That licensed land forming the part of Sector, Road, Service roads, Green belts and 24/18 mtrs wide road as the case may be, and land pockets which are earmarked for community sites shall be transferred in favour of Government within a period of 30 days from the approval of Zoning Plan.
 - xxviii. That you shall abide with policy dated 19.12.2006 & 29.08.2019, as amended from time to time.
 - xxix. 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.
 - xxx. 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.
 - xxxi. 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 get paid as per the prescribed schedule.
 - xxxii. That you shall abide with all the directions/restrictions imposed by the Department from time to time.
 - xxxiii. That you shall not encroach the revenue rasta passing through the site, if any and shall not object for free movement on the said rasta That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
3. That you shall fulfill all the terms & conditions mentioned in the electrification plan approved by DISCOM vide Memo No. CH-15/OLNC-HT/JIND/EP-494 dated 18.12.2025.

4. That the fee and charges i.e. scrutiny fee, licence fee, conversion charges, SIDC etc. are under revision and the same is in advance stage for notification, hence you shall deposit the differential amount of enhance aforesaid fee and charges, within 30 days of final notification.
5. The licence is valid up to 01/03/2031.

Dated: The 02/03/2026.
Chandigarh

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

Endst. No. LC-5599/Asstt.(MS)/2026/ 7406-18

Dated: 02-03-2026


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

1. SVSJ Builders LLP, GF-24A, Augusta Point, Golf Course Road, Sector-53, Gurugram along with a copy of agreement, LC-IV & Bilateral Agreement and Layout Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Managing Director, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Deputy Commissioner, Hisar.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Hisar.
9. Land Acquisition Officer, Hisar.
10. Senior Town Planner, Hisar along with a copy of Layout Plan.
11. District Town Planner, Jind along with a copy of agreement & Layout Plan.
12. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
13. Project Manager (IT) for updation on the website.

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

Detail of land owned by SVSJ Builders LLP.

Village	Rect. No.	Killa No.	AREA		
			TOTAL	APPLIED	
Jalalpur Khurd	35	16	8-0-0	8-0-0	
		17/1	4-0-0	4-0-0	
		24/2/1	0-7-0	0-7-0	
		24/2/3	0-4-0	0-4-0	
		24/2/4	1-6-0	1-6-0	
		25/1	0-13-0	0-13-0	
		25/2	0-9-0	0-9-0	
		25/3	3-1-0	3-1-0	
		25/5	1-16-0	1-16-0	
		25/6	1-1-0	1-1-0	
		36	20/2/1	6-16-0	6-16-0
			20/2/2	0-16-0	0-16-0
			21/1/1	3-1-0	3-1-0
			21/1/2	3-18-0	3-18-0
		39	1/1/1	0-12-0	0-12-0
			1/1/2	5-12-0	5-12-0
	1/2		1-16-0	1-16-0	
	2/1/1/1 min		4-19-0	1-13-0	
	9/2/1 min		2-4-0	1-10-0	
	9/2/4		0-3-0	0-3-0	
	10/1		3-4-0	3-4-0	
	10/2/1		2-2-0	2-2-0	
	10/2/2		2-6-0	2-6-0	
	10/2/3		0-8-0	0-8-0	
	11/1/1		2-17-0	2-17-0	
	11/1/2 min		2-14-0	2-9-0	
	11/2/1/1min		0-1-0	0-0-3	
	11/2/1/3min		1-16-0	1-9-6	
	11/2/2 min		0-8-0	0-6-0	
	20/2 min		6-12-0	3-12-0	
	21 min		8-0-0	0-9-0	
	40		5/2 min	2-12-0	0-16-0
		6	8-0-0	8-0-0	
		7/1	0-10-0	0-10-0	
		16/1	6-4-0	6-4-0	
		17/1	4-3-0	4-3-0	
	TOTAL			103 Kanal 5 Marla	85 Kanal 10 Marla Or 10.6875 acres.


Director
Town & Country Planning
Haryana, Chandigarh
Amit Kumar, FI