

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)

License No. 223 of 2025

This license is granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under in favour of Panipat Industrial Park, S/Sh. Dinesh S/o Gyani Ram, Naveen Kumar S/o Sita Ram, Piyush S/o Subhash, Gopal S/o Narender Pal, Rajat S/o Suresh, Mayank S/o Pardeep, Champa Devi M/o Rekha W/o Muskan D/o Sahil S/o Satish, Rinku & Vinod Ss/o Hari Ram, Ramesh Kumar S/o Shri Niwas, Ramesh Kumar S/o Banarsi Dass, Poonam W/o Akhil, Abhishek S/o Suresh, Suman W/o Suresh, Suresh S/o Prem Singh, Pulkit S/o Rajeev, Ishant S/o Narender Pal, Rakesh S/o Bishan Dass, in collaboration with Panipat Industrial Park., SCO 302, 1st Floor, Sector-9, Panchkula for the development of an **Industrial Plotted Colony** over an area measuring **29.30 acres** in the revenue estate of Village Kurar, Tehsil Bapoli, District-Sonipat.

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.
2. The Licence is granted subject to the following conditions:-
 - a) That licensee shall deposit a sum of **Rs.2,25,29,649/-** 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.
 - b) 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 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 licensee shall integrate the services with HSVP services as and when made available in future.
 - d) That NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, PLPA 1900 or any other forest law shall be obtained, if applicable before execution of development works at site.
 - e) That licensee 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.
 - f) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
 - g) That licensee shall use only LED fitting for internal lighting as well as campus lighting.

- h) That scheme / service plan estimate & for installation of electrical infrastructure shall be got approved from competent authority 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.
- i) That 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.
- j) That 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 you 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.
- k) That licensee shall abide by the terms and conditions of policy dated 01.10.2015 as amended from time to time and other directions given by the Director from time to time to execute the project.
- l) That licensee 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 and amended as time to time.
- m) 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 seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- n) That the revenue rasta passing through the site if any, shall not be encroached up on and shall be kept free from all hindrances for easy movement of general public.
- o) That 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.
- p) That being an industrial colony, beyond the urbanizable limits, licensee shall further be responsible for provisioning of effluent treatment plant and sewerage treatment plant to ensure disposal of sewage and effluents in an environmentally friendly manner as prescribed by HSPCB.
- q) 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.
- r) That licensee shall provide the entire master services at your own cost which have not been made available by the Government Department/ Authority.

- s) 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 allottees is automatically deducted and gets credited to the EDC head in the State treasury, as and when applicable.
- t) That such 10% of the total receipt from each payment made by the allottees, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues, as and when applicable.
- u) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer, as and when applicable.
- v) The implementation of such mechanism shall, however, have no bearing on EDC instalment 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 instalments that are due for payment get paid as per the prescribed schedule, as and when applicable.
- w) That licensee shall pay the cost of infrastructure beyond 500 m of urbanizable limit made available by various agencies/ Department of the State Government, including infrastructure sought and availed, if any, in future.
- x) That licensee shall adhere the terms and conditions of access permission issued by NHAI.
- y) 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.
- z) That licensee shall maintain the ROW along HT Line.
- aa) That licensee shall get the permission for the existing temporary site office from competent authority before approval of zoning plan.
3. The licence is valid up to 13/11/2030.

Dated: 14/11/2025
Place: Chandigarh

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


Endst. No. LC-5522- JE (SJ)-2025/ 43319

Dated: 14-11-2025

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

1. Panipat Industrial Park, Dinesh S/o Gyani Ram, Naveen Kumar S/o Sita Ram, Piyush S/o Subhash, Gopal S/o Narender Pal, Rajat S/o Suresh, Mayank S/o Pardeep, Champa Devi M/o Rekha W/o Muskan D/o Sahil S/o Satish, Rinku & Vinod Ss/o Hari Ram, Ramesh Kumar S/o Shri Niwas, Ramesh Kumar S/o Banarsi Dass, Poonam W/o Akhil, Abhishek S/o Suresh, Suman W/o Suresh, Suresh S/o Prem Singh, Pulkit S/o Rajeev, Ishant S/o Narender Pal, Rakesh S/o Bishan Dass, in collaboration with Panipat Industrial Park., SCO 302, 1st Floor, Sector-9, Panchkula., SCO 302, 1st Floor, Sector-9, Panchkula-134109, alongwith a copy of agreement, LC-IV C & Bilateral Agreement and layout plan.

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. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Rohtak.
8. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
9. Land Acquisition Officer, Rohtak.
10. Senior Town Planner, Rohtak.
11. District Revenue Officer, Panipat.
12. District Town Planner (P), Panipat along with a copy of agreement.
13. District Town Planner(E), Panipat
14. Chief Accounts Officer of this Directorate.
15. Project Manager (IT) of this Directorate with the request to host the orders on Departmental website for information of general public/developers.



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

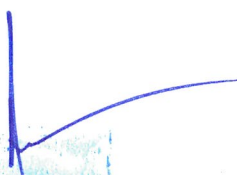
To be read with License No...223...Dated...14/11...../2025

1. Detail of land owned by Dinesh S/o Gyani ram 17/86 share, Naveen Kumar S/o Sita Ram 2/43 share, Piyush S/o Subhash 2/43 share, Gopal S/o Narender Pal 2/43 share, Rakesh S/ Bishandass 2/43 share, Rajat S/o Suresh 2/43 share, Mayank S/o Pardeep 2/43 share, Champa Devi M/o Rekha w/o Muskan d/o Sahil S/o Satish 2/43 share, Rinku & Vinod Ss/o Hari Ram 4/43 share, Ramesh Kumar S/o Shri Niwas 2/43 share, Ramesh Kumar S/o Banarshi Dass 2/43 share, Poonam W/o Akhil 2/43 share, Abhishek S/o suresh 2/43 share, Suman W/o Suresh 5/86 share, Suresh S/o Prem Singh 2/43 share, Pulkit S/o Rajiv 2/43 share, Ishant S/o Narinder Pal 2/43 share.

Village	Rect.No.	Killa No.	Area (K-M)
Kurar	117	15/1/1/1/1/1	2-2
		6/3/2	2-4
		Total	4-6

2. Detail of land owned by Dinesh S/o Gyani ram 135/1292 share, Naveen Kumar S/o Sita Ram 129/2584 share, Piyush S/o Subhash 91/2584 share, Gopal S/o Narender Pal 91/2584 share, Rakesh S/ Bishandass 40/323 share, Rajat S/o Suresh 91/2584 share, Mayank S/o Pardeep 91/2584 share, Champa Devi M/o Rekha w/o Muskan d/o Sahil S/o Satish 37/646 share, Rinku & Vinod Ss/o Hari Ram 89/646 share, Ramesh Kumar S/o Shri Niwas 173/2584 share, Ramesh Kumar S/o Banarshi Dass 47/2584 share, Poonam W/o Akhil 315/2584 share, Abhishek S/o suresh 47/2584 share, Suman W/o Suresh 233/2584 share, Suresh S/o Prem Singh 23/1292 share, Pulkit S/o Rajiv 6/323 share, Ishant S/o Narinder Pal 49/1292 share.

Village	Rect.No.	Killa No.	Area (K-M)
Kurar	117	5/1	2-0
	110	12/1	1-11
		12/2	6-9
		13	8-0
		14/1	3-11
		14/2/1	3-13
		15	8-0
		16	8-0
		25/1	5-19
		6	8-0
		7/2	2-13
		8/2	7-16
		9	8-0
	111	1	8-0
		10	8-0
		11	8-0
		12/1	6-8
		20	8-0
		21/1	2-0
		9/2	7-4
	91	21	8-0
		Total	129 -04


D.T.C.P (HR)
 Suman (Patwari)


3. Detail of land owned by Rakesh S/o Bishandass.

Kurar	110	3/4	2-2
		8/1	0-4
		Total	2-6

4. Detail of land owned by Panipat Industrial Park:-

Village	Rect.No.	Killa No.	Area (K-M)
Kurar	110	4/1	1-4
		4/4	4-12
		5	8-0
		7/1	5-7
	92	3	8-0
		4/1	4-12
		6	7-7
		7	7-7
		8	7-7
		14/2	4-6
		15	8-0
		16	8-0
		17/1	4-6
		23/2	2-2
		24	8-0
		25	8-0
		29	2-2
		Total	98-12
		G. Total	234 Kanal 8 Marla Or 29.30 Acres.

Note:- Killa No.92//3 min (3-0-6), 4/1 min (4-12-0), 6 min (2-13-3), 7 min (4-18-2) total 15-4-2 or 1.90138 acres are under mortgage.


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