

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. 89 of 2025

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & Rules 1976 to Parveen, Ravinder, Narender, Bhupender, Surender, Mahender Ss/o Shiba Ram, Ajay, Sudheer Ss/o Mahender, Dushyant Sidharth Ss/o Surender, Promila W/o Ravinder, Jonti S/o Ravinder, Shakuntla W/o Bhupender, Abhishek S/o Bhupender, Urmila W/o Narender, Amit- Sumit Ss/o Narender, Suman W/o Parveen, In collaboration with Benz Realty, R/o 605, Sector- 13-17, HUDA, Panipat for setting up of an Industrial Plotted Colony over an area measuring 25.209375 acres in the revenue estate of village Mehrana, Sector- 32A, Tehsil & District Panipat.

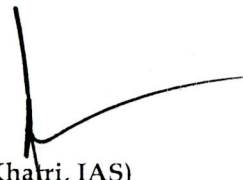
1. The particular of the land, wherein the of aforesaid Industrial Plotted Colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director, Town & Country planning, Haryana.
2. The License is granted subject to the following terms and conditions:
 - i) To deposit a sum of **Rs. 2,90,76,367/-** 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 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, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
 - v) 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.

- vi) That you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP.
- vii) 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.
- viii) 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.
- ix) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- x) 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.
- xi) That you shall use only LED fitting for internal lighting as well as campus lighting.
- xii) 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.
- xiii) 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.
- xiv) 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.
- xv) 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.
- xvi) 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.
- xvii) That no further sale of the applied land has taken place after submitting application for grant of license.
- xviii) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- xix) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.

- xx) 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.
- xxi) 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.
- xxii) 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.
- xxiii) 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.
- xxiv) 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.
- 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 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.
- xxvii) 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.
- xxviii) 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.
- xxix) That you shall maintain the UGT & CETP and the green above the same through proper horticulture in the Industrial Plotted Colony.
- xxx) That you shall abide the terms and conditions of NOC issued by Block Development and Panchayat Officer, Israna, Panipat regarding the construction of bridge.

3. The license is valid up to 03-06-2030.

Dated: 04-06-2025.


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

Place:

Endst. No. LC-5513/PA(MK)/2025/ 20852-867

Dated: 04-06-2025

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

1. Parveen, Ravinder, Narender, Bhupender, Surender, Mahender Ss/o Shiba Ram,
2. Ajay, Sudheer Ss/o Mahender, Dushyant Sidharth Ss/o Surender, Promila W/o Ravinder, Jonti S/o Ravinder, Shakuntla W/o Bhupender, Abhishek S/o Bhupender, Urmila W/o Narender, Amit- Sumit Ss/o Narender, Suman W/o Parveen, In collaboration with Benz Realty, R/o 605, Sector- 13-17, HUDA, Panipat along with a copy of agreement, LC-IV & Bilateral Agreement and Layout Plan.
3. Deputy Commissioner, Panipat.
4. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
5. Chief Administrator, HSVP, Panchkula.
6. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
7. Managing Director, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
8. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
9. Addl. Director Urban Estates, Haryana, Panchkula.
10. Administrator, HSVP, Rohtak
11. Chief Engineer, HSVP, Panchkula.
12. Superintending Engineer, HSVP, Rohtak along with a copy of agreement.
13. Land Acquisition Officer, Rohtak.
14. Senior Town Planner, Rohtak alongwith layout plan.
15. District Town Planner (P), Panipat along with a copy of agreement and layout plan.
16. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
17. 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.....89.....Dated.....04/06.....of 2025.

1. Detail of land owned by Parveen - Ravinder- Narender 356/807 share Ss/o Shiba Ram, Surender 356/2421 Share S/o Shiba Ram, Bhupender 413/2421 Share & Mahender 443/2421 share Ss/o Shiba Ram and Sidarth 47/807 Share S/o Sh. Surender.

Village	Rect. No.	Killa No.	Area (K-M)
Mehrana	60	10/1/1	0-6
		9/1/1	6-11
		12/2/1	5-0
		TOTAL	11K-17M

2. Detail of land owned by Parveen - Ravinder - Narender - Bhupender, Surender Ss/o Shiba Ram S/o Sh. Asha Ram 13/20 Share, Mahender S/o Shiba Ram S/o Sh. Asha Ram 7/20 Share.

Village	Rect. No.	Killa No.	Area (K-M)
Mehrana	60	2/2/2	2-18

3. Detail of land owned by Parveen - Ravinder - Narender - Bhupender - Surender Ss/o Shiba Ram S/o Sh. Asha Ram 5/6 Share, Ajay & Sudhir Ss/o Mahender S/o Sh. Shiba Ram 1/6 Share.

Village	Rect. No.	Killa No.	Area (K-M)
Mehrana	60	19 min	2-14

4. Detail of land owned by Parveen - Ravinder - Narender - Bhupender Ss/o Shiba Ram S/o Sh. Asha Ram 394/1761 Share, Mahender - Surender Ss/o Shiba Ram S/o Sh. Asha Ram 454/5283 Share, Ajay and Sudhir Ss/o Mahender & Dushyanat and Sidharth Ss/o Surender 1307/5283 Share, Promila W/o Ravinder & Jonti S/o Ravinder & Shakuntla W/o Sh. Bhupender and Abhishek S/o Bhupender 130/587 Share, Urmila W/o Narender and Amit & Sumit Ss/o Narender 65/587 Share, Suman W/o Parveen S/o Shiba Ram 65/587 Share.

Village	Rect. No.	Killa No.	Area (K-M)
Mehrana	51	21	8-0
	52	24	8-0
		25	8-0
	59	5	8-0
	60	1	7-9
		TOTAL	39K-9M

5. Detail of land owned by Ravinder - Mahender - Surender - Bhupender Ss/o Shiba Ram S/o Sh. Asha Ram 42/197 Share, Parveen S/o Shiba Ram S/o Sh. Asha Ram 199/3546 Share, Narender S/o Shiba Ram S/o Sh. Asha Ram 40/591 Share, Shakuntla W/o Sh. Bhupender and Abhishek S/o Bhupender S/o Shiba Ram, Dushyanat and Sidharth Ss/o Surender S/o Shiba Ram & Promila W/o Ravinder S/o Shiba Ram, Jonti S/o Ravinder S/o Shiba Ram & Ajay and Sudhir Ss/o Mahender S/o Shiba Ram 238/591 Share, Urmila W/o Narender S/o Shiba Ram & Amit - Sumit Ss/o Narender S/o Shiba Ram 32/197 Share, Suman W/o Parveen S/o Shiba Ram 347/3546 Share.

Village	Rect. No.	Killa No.	Area (K-M)
Mehrana	41	13 min	6-0
		14 min	5-11
		15 min	5-11
		16	8-0
		17	8-0
		25	8-0
	42	21	8-0
		22 min	7-12
	51	1/1	5-2
		1/2	2-18
		2	8-0
		3 min	2-4
		8/2 min	3-17
		9	8-0
		10	7-11
		12	7-0
		13	5-10
		18/1 min	3-7
		19/1	5-2
		20	7-16
		26	1-0
	52	5	8-0
		6 min	6-3.5
		16 min	6-11
		TOTAL	144K-15.5M
		GRAND TOTAL	201K-13.5 OR 25.209375 acres


Director
Town & Country Planning
Haryana, Chandigarh
 Shuman Chaturvedi