

# 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)

License No. 79 of 2021

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to BSM Assets Developers Pvt. Ltd., BSM Group Near RJ Hospital, Metro Pillar Ni. 810, Bahadurgarh, Jhajjar for setting up of an Industrial Plotted Colony over an area measuring 17.4875 acres in the revenue estate of Village Matan, Tehsil Bahadurgarh, District Jhajjar.

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 and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
  - a) That the colony shall be laid out in confirmation to the approved layout plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
  - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder are duly complied with.
  - c) That an amount of Rs.28,27,487/- shall be deposited on account of Infrastructural Development Charges in two equal instalments. First within 60 days from issuance of license and second within six months through online is liable to be paid. In failure of which, an interest @ 18% per annum for delay period shall be paid.
  - d) 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 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.
  - e) That licensee shall integrate the services with HSVP services as and when made available in future.
  - f) 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

  
Director  
Town & Country Planning  
Haryana, Chandigarh

- law shall be obtained, if applicable before execution of development works at site.
- g) That licensee shall make its own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP in agriculture zone.
  - h) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
  - i) That you shall use only LED fitting for internal lighting as well as campus lighting.
  - j) 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.
  - k) 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 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.
  - l) That licensee shall abide by the terms and condition of policy dated 01.10.2015 & 09.10.2017 as amended from time to time and other directions given by the Director time to time to execute the project.
  - m) That the labour cess shall be paid as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
  - n) That the licensee shall permit the Director or any other officer authorized by him to inspect the execution of the layout and the development in the 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.
  - o) 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 thirty percentum of the amount received from the plot holders shall be deposited for meeting the cost of Internal Development Works in the colony.
  - p) That the revenue rasta passing through the site if any, shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.

- q) 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.
- r) 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, the licensee shall be liable for penal action by Haryana State Pollution Controlled Board or any other Authority administering the said Acts.
3. That licensee shall pay the EDC as and when the licenced site comes either within urbanizable limit or within 500 m of urbanizable limit.
4. The licence is valid up to 30/09/2026.

  
 (K. Makrand Pandurang, IAS)  
 Director,  
 Town & Country Planning  
 Haryana, Chandigarh  
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Dated: 01/10/2021.

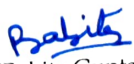
Place: Chandigarh

Endst. No. LC-4485- JE(MK)-2021/ 25-185

Dated: 05-10-2021

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

1. BSM Assets Developers Pvt. Ltd., BSM Group Near RJ Hospital, Metro Pillar Ni. 810, Bahadurgarh, Jhajjar, alongwith a copy of agreement, LC-IV C & Bilateral Agreement.
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, Jhajjar.
12. District Town Planner, Jhajjar along with a copy of agreement.
13. Chief Accounts Officer of this Directorate.
14. Project Manager (IT) of this Directorate with the request to host the orders on Departmental website for information of general public/developers.

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

To be read with License No. 79 dated 01/10 of 2021

**Detail of land owned by BSM Assets Developers Pvt. Ltd.**

Village	Rect. No.	Killa No.	Area (K-M)	
Matan	50	13	7-12	
		14	8-0	
		15/1	7-16	
		15/2	0-4	
		16	8-0	
		17/1	3-16	
		24/2	1-8	
		25/1	4-1	
		25/2	3-19	
		51	11/1	0-4
	11/2		7-16	
	20		8-0	
	21		8-0	
	75		1	8-0
			76	4
	5/1			6-16
	5/2			1-4
	6			8-0
	7			8-0
	14	8-0		
	15	8-0		
	16/1	6-12		
	17/1	6-10		
	24/1/2	1-0		
	25/1/1	1-0		
<b>Total</b>			<b>139-18</b>	

Or 17.4875 Acres ✓

  
Director,  
Town & Country Planning  
Haryana  
Jaswan Bahari