

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

Licence No. 71. of 2023

This Licence is being granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Ms. Sumati Chaudhary, Seema Poonia and Abha Sheoran Ds/o Dr. Raj Singh Malik, Smt. Shubhashini Malik W/o Dr. Raj Singh Malik, Raj Singh and Sons HUF, Sh. Abhay Singh Kharinta S/o Sh. Arvind Kumar Kharinta, S/Sh. Sanjay Kumar, Rajiv Kumar, Satish Kumar Ss/o Shri Niwas in Collaboration with MKS Enterprises, 78, R. S. Colony, Bagla Road, Hisar for setting up of Industrial Colony over an area measuring 15.4375 acres falling in the revenue estate of village Beer, District Hisar.

1. The particulars of the land, wherein the aforesaid Industrial Colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:
 - i. That area coming under the sector roads and restricted belt/green belt, if any, which forms part of licenced area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
 - ii. That licensee shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - iii. 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.
 - iv. That licensee shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
 - v. That licensee shall transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked on the layout plan to be approved alongwith the licence.


Director General
Town & Country Planning
Haryana, Chandigarh

- vi. That licensee understand 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.
- vii. That licensee 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.
- viii. That licensee shall make his 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.
- ix. That licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- x. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xi. That licensee shall use only LED fitting for internal lighting as well as campus lighting.
- xii. That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- xiii. That licensee 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 licence to enable provision of site in licenced land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- xiv. 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.
- xv. 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.
- xvi. 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

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Director General
Town & Country Planning
Haryana Urban Development Authority


licencee 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.

- xvii. That licencee 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.
- xviii. That licencee 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 70% of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- xix. That licencee 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 licence granted.
- xx. That the licencee shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- xxi. The licencee shall comply with the terms and conditions of policy dated 01.10.2015, 09.03.2019 and other direction given by the Director time to time to execute the project.
- xxii. That licencee 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, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.
- xxiii. That licencee 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.
- xxiv. That the revenue rasta/water course if passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
- xxv. Only green category industries shall be allowed in the area of the licenced industrial colony which is falling within 2 kilometers from the boundary of urbanisable zone of the development plan, excluding the peripheral roads, if proposed along urbanisable boundary. All categories of industries will be allowed in the industrial colony outside 2 KM 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.

3. The licensee shall submit the mutation for cancelled lease deed dated 27.07.2022 before issuance of zoning plan of the colony.
4. The licence is valid up to 5/4/2028.

Dated: The 6/4/2023.
Chandigarh



(T.L. Satyaprakash, IAS)
Director General,
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-4950/Asstt.(MS)/2023/ 9761

Dated: 06-04-2023

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

1. Sumati Chaudhary, Seema Poonia and Abha Sheoran D/o Dr. Raj Singh Malik, Smt. Shubhashini Malik W/o Dr. Raj Singh Malik, Raj Singh and Sons HUF, Abhay Singh Kharinta S/o Sh. Arvind Kumar Kharinta, Sanjay Kumar, Rajiv Kumar, Satish Kumar Ss/o Shri Niwas in Collaboration with MKS Enterprises, 78, R. S. Colony, Bagla Road, Hisar 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, 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, Hisar.
8. Land Acquisition Officer, Hisar.
9. Senior Town Planner, Hisar along with a copy of Layout Plan.
10. District Town Planner, Hisar along with a copy of agreement & Layout Plan.
11. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
12. Project Manager (IT) for updation on the website.


(Rakesh Bansal)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana Chandigarh

To be read with License No. 71.....Dated 6/4/.....of 2023

Detail of land owned by Sumati Chaudhry, Seema Poonia and Abha Sheoran - daughters of Dr. Raj Singh Malik, and Smt. Subhashini Malik wife of Dr. Raj Singh Malik

Village	Rect. No.	Killa No.	Area (K-M)
Beer	1244	22/2	3-0
	1310	2	3-0
		8/1	2-0
		Total	8-0

Detail of land owned by Raj Singh & Sons HUF Karta Raj Singh Malik S/o Sube Singh

Beer	1310	8/2	6-0
		9	3-0
		12/1	1-10
		Total	10-10

Detail of land owned by Abhay Singh Kharinta son of Arvind Kumar Kharinta (2049/3000 Share) Sumati Chaudhry, Seema Poonia and Abha Sheoran - daughters of Raj Singh Malik, and Smt. Subhashini Malik wife of Raj Singh Malik (513/3000 Share) Raj Singh & Sons HUF.(219/1500)

Beer	1310	11/2	4-0
		12/2	4-0
		13/2	4-0
		14/2	3-0
		17	6-0
		18	8-0
		19	8-0
		20	8-0
		21	8-0
		22	8-0
		23	8-0
		24	6-0
		Total	75-0

Detail of land owned by Sanjay Kumar, Rajiv Kumar, Satish Kumar S/o. Shri Niwas (820/1200 Share) Raj Singh & Sons HUF (183/1200 Share) Sumati Chaudhry, Seema Poonia and Abha Sheoran - daughters of Raj Singh Malik, and Smt. Subhashini Malik wife of Raj Singh Malik (197/1200 Share)

Beer	1317	1	8-0
		2	8-0
		3	8-0
		4	6-0
		Total	30-0
		Grand Total	123K-10M Or 15.4375 Acres

Note- Khasra No. 1310 //24 min (4-17-2), 1317//4 min (3-0-2) total 7-17-2 of village Beer-Hisar are under mortgage in the forms of Plots


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Haryana, Chandigarh