

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. 110 of 2023

This license has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & Rules, 1976 made thereunder to BKS Infra Developers Pvt. Ltd., Regd. Off. A-520, Block A, Sushant Lok-I, Near H. No. 521, Gurugram-122001 for setting up of an Industrial Plotted Colony over an area of 12.44375 acres in the revenue estate of village Daboda Khurd, Tehsil Bahadurgarh, Distt. 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 an amount of Rs. 17,62,595/- 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.
- b) 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 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 you 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 you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP 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 area falling under road widening/green belt shall be transferred to the Government within 30 days of approval of zoning plan.

[Signature]
Director General
Town & Country Planning
Haryana, Chandigarh
[Signature]

BKS INFRA DEVELOPERS PRIVATE LIMITED

[Signature]
Authorised Signatory

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- g) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- h) That you shall use only LED fitting for internal lighting as well as campus lighting.
- i) 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.
- j) That you 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 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 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.
- l) That you 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.
- m) 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 and amended as time to time.
- n) 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.
- o) That the revenue rasta/khal 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.
- p) 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 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 2KM belt subject to the condition of obtaining certificate from Haryana State Pollution Control Board and further with the condition that there shall be

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zero discharge of the industrial effluents (liquid discharge) in the industrial colony.

3. That you shall pay the External Development Charges as and when the licenced site comes within 500 m of urbanizable limit.
4. The licence is valid up to 17/05/2028


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

Dated: 18/05/2023.
Place: Chandigarh

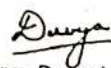
Endst. No. LC-4880-JE (MK)-2023/ 15244

Dated: 19-05-2023

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

1. BKS Infra Developers Pvt. Ltd., Regd. Off. A-520, Block A, Sushant Lok-I, Near H. No. 521, Gurugram-122001 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.

BKS INFRA DEVELOPERS PRIVATE LIMITED


(Divya Dogra)
District Town Planner (HQ)
For: Director General, Town & Country Planning
Haryana, Chandigarh


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To be read with License No. 110 Dated 18/05 of 2023

Detail of land owned by BKS Infra Developers Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K.M)
Daboda Khurd	47	16/2/1	0.9
		25/1/2	2.3
	68	5/2	2.4
		6/2	2.4
		14/3	4.0
		15/2	2.4
		16/1/1	0.7
		16/2/2	6.7
		17	8.0
		24	7.11
		25	7.11
		69	20/3
	21/1		5.10
	76	1	8.0
		10	8.0
	77	5/1	4.16
		5/2	3.4
		4	8.0
		6	8.0
		7	8.0
	Total	99.11	

Or 12.44375 Acres


Director General
Town & Country Planning
Haryana, Chandigarh
Gurgaon (Haryana)

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