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

Licence No. 155 of 2026

This Licence is being granted under The Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Mahabali Associates, Sh. Jaswant S/o Sh. Mala Ram, Sh. Sukhjinder Singh S/o Sh. Daljeet, Smt. Moni W/o Sh. Parveen, Sh. Arvind S/o Sh. Baljinder, Sh. Suresh S/o Sh. Rishala, Smt. Anita W/o Sh. Suresh, Sh. Ajay S/o Sh. Suresh and SSK Developers, in Collaboration with SSK Developers, Address: Khasra No. 1120/3, Jawahar Nagar, Hansi, District Hansi-125033 for setting up of Industrial Plotted Colony measuring 23.43125 acres falling in the revenue estate of village Mirzapur, Tehsil & District Hisar.

1. The particulars of the land, wherein the 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 Licence is granted subject to the following conditions:

   i. That you shall pay the State Infrastructure Development Charges amounting to **Rs. 1,61,37,793/-** in two equal installments. First Installment will be due within 60 days of grant of licence and second Installment within six months of grant of licence failing which 18% PA interest will be liable for the delayed period.

   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 has 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 Haryana Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.

   iv. That you 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.

   v. That you 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.

   vi. 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.

   vii. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

   viii. That of the provision of Solar Photo Voltaic Power Plant shall be as per guidelines Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.

   ix. 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

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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.

x. 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.

xi. 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 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.

xii. 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.

xiii. 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 thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.

xiv. That no further sale has taken place after submitting application for grant of license.

xv. That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.

xvi. That no provision of The Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.

xvii. That the revenue rasta passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.

xviii. That the 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.

xix. The portion of sector road/green belt if any which shall form part of the licensed area, will be transferred free of cost 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.

xx. That you shall comply with the terms and conditions of Industrial policy dated 01.10.2015, as amended from time to time and other directions given by the Director time to time to execute the project.

xxi. That you 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) Act, 1981 and 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.

xxii. Only green category industry shall be allowed in the area of the licenced Industrial Colony which is falling within 2 km from the boundary of urbanisable zone of the development plan, excluding the peripheral roads, if proposed along urbanisable boundary. All category 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 discharges) in the industrial colony.

xxiii. That you shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.

xxiv. That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(l)(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

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total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.

xxv. That such 10% of the total receipt from each payment made by the allottee, 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 EDC becomes applicable.

xxvi. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner /developer, as and when EDC becomes applicable.

xxvii. 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 get paid as per the prescribed schedule, as and when EDC becomes applicable.

xxviii. That you will 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 license.

xxix. That you have understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and you 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, and as and when site gets included in urbanisable limits.

xxx. That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.

xxxi. That you shall use only LED fitting for internal lighting as well as campus lighting.

xxxii. That you shall provide the entire master services at your own cost till the time, the same are made available by concerned agency.

xxxiii. That in case the site is included in urbanizable limits, the further approval shall be given on payment of applicable charges at that time qua that approval.

xxxiv. That you shall pay the cost of infrastructure made available by various agencies/ Department of the State Government, including infrastructure sought, if any, in future and also pay the expenses on actual basis as determined by the concerned Department.

3. That you shall fulfill all the terms & conditions mentioned in the electrification plan approved by DISCOM vide Memo No. CH-14/OLNC-HT/HSR/EP-577 dated 06.07.2026.

4. That the fee and charges i.e. scrutiny fee, licence fee, conversion charges, SIDC are under revision and the same is in advance stage for notification, hence you shall deposit the differential amount of enhance aforesaid fee and charges, within 30 days of final notification.

5. The licence is valid up to 03/08/2031.

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

Dated: The 04/08/2026.
Chandigarh

Endst. No. LC-5861/Asstt.(MS)/2026/ 27763-776 Dated: 04-08-2026

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

1. Mahabali Associates, Sh. Jaswant S/o Sh. Mala Ram, Sh. Sukhjinder Singh S/o Sh. Daljeet, Smt. Moni W/o Sh. Parveen, Sh. Arvind S/o Sh. Baljinder, Sh. Suresh S/o Sh. Rishala, Smt. Anita W/o Sh. Suresh, Sh. Ajay S/o Sh. Suresh and SSK Developers, in Collaboration with SSK Developers, Address: Khasra No. 1120/3, Jawahar Nagar, Hansi, District Hansi-125033 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, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Deputy Commissioner, Hansi.
7. District Revenue Officer, Hisar.
8. Addl. Director Urban Estates, Haryana, Panchkula.
9. Administrator, HSVP, Hisar.
10. Land Acquisition Officer, Hisar.
11. Senior Town Planner, Hisar along with a copy of Layout Plan.
12. District Town Planner, Hisar along with a copy of agreement & Layout Plan.
13. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
14. Project Manager (IT) for updation on the website.

Divya

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

To be read with License No. 155 Dated 04/08/2026

1. Detail of land owned by M/s Mahabali Associates 699/2796 share, Sh. Jaswant S/o Sh. Mala Ram 322/2796 share, Sh. Sukhjinder Singh S/o Sh. Daljeet 538/2796 share, Smt. Moni W/o Sh. Parveen 300/2796 share, Sh. Arvind S/o Baljinder 320/2796 share & M/s SSK Developers 617/2796 shares:-

Village	Rect.No.	Killa No.	Area (K-M)
Mirzapur, Hisar	228	21/2	6-16
	232	3	8-0
		4	8-0
		5	8-0
		6	8-0
		7	8-0
		8	8-0
		13/1	6-8
		13/2	1-12
		14	8-0
		15	8-0
		16	8-0
		25	8-0
	233	1	7-8
		10	7-8
		11	7-8
		20	7-8
		Total	124-8

2. Detail of land owned by Sh. Suresh S/o Rishala 1/3 share, Smt. Anita W/o Sh. Suresh 1/3 share, Ajay S/o Sh. Suresh 1/3 share:-

Village	Rect.No.	Killa No.	Area (K-M)
Mirzapur, Hisar	203	25/2	8-13
	228	21/1	0-12
	229	5	8-0
		6	8-0
		15	8-0
		16	8-0
		23/2/2	5-16
		24/1	7-12
		24/2	0-8
		25	8-0
		Total	63-1
		Grand Total	187-9 Or 23.43125 acres

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