

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

Licence No. 90 of 2025

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Chavikant @ Sumit Kumar @ Sumit Uthra S/o Santlal, V.S Infratech, Smt. Shilpa W/o Sourabh S/o Santlal, Hansraj S/o Shiv Dayal, Neeru W/o Narender Mohan, Hansraj S/o Shiv Dayal, In Collaboration with V.S Infratech, Link Road, Near Radha Swami Satsang Bhawan, 500 mts away from NH-9, Delhi-Hisar Highway, Hansi, District Hisar for setting up of Industrial Plotted Colony over an area measuring 10.9125 acres in the revenue estate of Village Hansi, Sector-18, Hansi, 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 License is granted subject to the following conditions: -
 - i. That you shall pay External Development Charges as and when the site comes in urbanizable limits.
 - ii. That you shall pay the State Infrastructure Development Charges amounting to **Rs. 15,45,702/- @ Rs. 35/- per Sqm.** 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.
 - iii. 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.
 - iv. 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.
 - v. 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 Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
 - vi. 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.

Director
Town & Country Planning
Haryana, Chandigarh

- vii. 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.
- 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 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.
- xi. 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.
- xii. 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.
- xiii. 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.
- xiv. 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.
- xv. 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.
- xvi. That no further sale has taken place after submitting application for grant of license.
- xvii. That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- xviii. That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xix. 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.

- xx. 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.
- xxi. That you shall construct service/internal sector roads at your own cost and the entire area under said roads shall be transfer free of cost to the Government.
- xxii. 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.
- xxiii. That you 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.
- xxiv. 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.
- xxv. 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.
- xxvi. That you shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
- xxvii. 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.
- xxviii. That you understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they 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.
- xxix. That you shall use only LED fitting for internal lighting as well as campus lighting.
- xxx. 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.
- xxxi. That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- xxxii. That you shall pay the cost of infrastructure beyond 500 mtr. of urbanizable limit made available by various agencies/Department of the

State Government, including infrastructure sought and availed, if any, in future.

xxxiii. That you shall pay the External Development Charges as & when the site comes in urbanizable limits.

xxxiv. That you shall get the NOC from Competent Authority of DISCOM before grant of part completion/completion certificate as per notification dated 03.10.2023 issued by HERC.

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

Dated: 04-06-2025.
Place:

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

Endst. No. LC-5339/Asstt.(MS)/2025/ 20942 Dated: 05-06-2025

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

1. ✓ Chavikant @ Sumit Kumar @ Sumit Uthra S/o Santlal, V.S.Infratech, Smt. Shilpa W/o Sourabh S/o Santlal, Hansraj S/o Shiv Dayal, Neeru W/o Narender Mohan, Hansraj S/o Shiv Dayal, In Collaboration with V.S.Infratech, Link Road, Near Radha Swami Satsang Bhawan, 500 mts away from NH-9, Delhi-Hisar Highway, Hansi, District Hisar alongwith a copy of agreement, LC-IV C, Bilateral agreement & layout plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Hisar
9. Deputy Commissioner, Hisar.
10. Chief Engineer, HSVP, Hisar.
11. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
12. Land Acquisition Officer, Hisar.
13. Senior Town Planner, Hisar alongwith layout plan.
14. District Town Planner, Hisar along with a copy of agreement and layout plan.
15. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
16. Nodal Officer (Website) to update the status on the website.

(Surekha Yadav)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

To be read with License No. 90 Dated 04/06 of 2025.

Detail of land owned by Chavikant @ Sumit Kumar @ Sumit Uthra S/o Santlal:

Village	Rect. No.	Killa No	Area (K-M)
Hansi, Hisar	448	21/2	7-11
	449	22	8-0
		23	8-0
		24/2	7-12
		25/1	2-16
		25/2	5-4
		Total	39-3

Detail of land owned by V S Infratech:

449	19/2	7-13
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Detail of land owned by Smt. Shilpa W/o Sourabh S/o Santlal:

462	10/1/2	4-15
	9	8-0
	12/1	1-15
	Total	14-10

Detail of land owned by Hansraj S/o Shiv Dayal:

462	2/1	2-0
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Detail of land owned by Neeru W/o Narender Mohan:

462	1/4	1-14
	10/1/1	0-6
	Total	2-0

Detail of land owned by Hansraj S/o Shiv Dayal, Sumit Uthra S/o Santlal equal share:

462	2/2	6-0
	3	8-0
	4	8-0
	Total	22-0
	Grand Total	87-6
		Or 10.9125 Acres

Director
Town & Country Planning
Haryana, Chandigarh