

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

Licence No. 45 of 2025

This Licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 & Rules 1976 to VSH Tech Institutions Pvt. Ltd., House No. 3121, Sector-28D, Chandigarh for setting up of Industrial Plotted Colony over an area measuring 12.80 acres situated in the revenue estate of village Manak Tabra, Tehsil Raipur Rani, Distt. Panchkula.

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. To deposit a sum of **Rs. 4,96,569/-** on account of State Infrastructural Development Charges in two equal instalments. First within 60 days from issuance of license and second within six months online at www.tcpharyana.gov.in. In failure of which, an interest @ 18% per annum for delay period shall be paid.
 - 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 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.
 - iv. That you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Shehri Vikas Pradhikaran.
 - v. 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.
 - vi. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
 - vii. That the provisions of solar photo voltaic shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
 - viii. That you shall use only LED fitting for internal lighting as well as campus lighting.
 - 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 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.

Director
Town & Country Planning
Haryana, Chandigarh

- 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 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.
- 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 as amended from time to time.
- 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 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 zoning 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/khal if 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 you 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 within a period of 30 days from approval of zoning plan, if applicable.
- xx. That you shall comply with 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.
- 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, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.
- xxii. 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 urbanizable zone of the development plan, excluding the peripheral roads, if proposed along urbanizable 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.

- xxiii. Being an industrial colony, beyond the urbanizable limits, you shall further be responsible for provisioning of effluent treatment plant and sewerage treatment plant to ensure disposal of sewage and effluents in an environmentally friendly manner as prescribed by HSPCB.
 - xxiv. That you 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 license granted.
 - xxv. That you shall provide the entire master services at your own cost which have not been made available by the Government Department/ Authority.
 - xxvi. That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(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 total receipt from each payment made by an allottees is automatically deducted and gets credited to the EDC head in the State treasury, if applicable.
 - xxvii. That such 10% of the total receipt from each payment made by the allottees, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues, if applicable.
 - xxviii. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer, if applicable.
 - xxix. The implementation of such mechanism shall, however, have no bearing on EDC instalment 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 instalments that are due for payment get paid as per the prescribed schedule, if applicable.
 - xxx. That you shall maintain ROW beneath 11 KV HT line passing through the applied site till the shifting of the same.
 - xxxi. That you shall pay applicable External Development Charges as and when the site comes in 500 mtrs of urbanizable limits.
 - 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.
3. That you shall abide with the terms and conditions of NOC dated 20.01.2025 issued by Forest Divisional Officer, Morni Forest Division, Pinjore.
 4. The licence is valid up to 27-03-2030.

Dated: 28-03-2025.
Place: Chandigarh.


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

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

1. ✓ VSH Tech Institutions Pvt. Ltd., House No. 3121, Sector-28D, Chandigarh alongwith a copy of agreement, LC-IV B, 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, Panchkula
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
11. Land Acquisition Officer, Panchkula.
12. Senior Town Planner, Panchkula alongwith layout plan.
13. District Town Planner, Panchkula alongwith a copy of agreement and layout plan.
14. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
15. Nodal Officer (Website) to update the status on the website.

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

To be read with License No. 45 Dated 28/03/ of 2025.

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)
Manak Tabra	VSH Tech Institutions Pvt. Ltd.	61	25/2	2-18
			3/2	6-0
			4	8-0
			5	8-0
			6	8-0
			15	8-0
			16	8-0
		57	11	8-0
			12/1	1-0
			20/1	0-15
			20/2	0-13
			20/3	6-12
			21/1	0-15
			21/2	1-4
			21/3	4-19
			21/4	1-2
		58	24/2	3-7
			25	7-11
		62	1	8-0
			10	8-0
			11/1	1-12
			Total	102-8 OR 12.80 Acres

Director
Town & Country Planning
Haryana, Chandigarh