

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhawan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh,
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

FORM LC -V (See Rule 12)

License No. 64 of 2026

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under to Ganga Ice Factory and Cold Storage Pvt. Ltd., Pardeep Exim Pvt. Ltd., Singh Exim Pvt. Ltd., S.B. Enterprises, Sh. Ajay Kumar S/o Sh. Rajesh Kumar, Smt. Shreya Bansal W/o Sh. Mohit Bansal, Rritam Developers LLP, Smt. Krishna W/o Sh. Ramesh Singh, Rritam Dream Builders LLP, Sh. Sandeep Kumar S/o Shri Chand, Sh. Chetanya S/o Sh. Suchin, Sh. Manoj S/o Sh. Sagar Chand, Smt. Himanshi W/o Sh. Siddarth in Collaboration with **Rritam Dream Builders LLP**, D-11, 2nd Floor, Parshant Vihar, Sector-14, Rohini, North West Delhi - 110085 for the development of an **Industrial Plotted colony** over an area measuring **22.65625** acres in the revenue estate of village Nasirpur Bangar & Harsana Kalan, Tehsil District Sonipat.

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.
2. The Licence is granted subject to the following conditions:-
 - a) That licensee shall deposit a sum of Rs.1,92,01,795/- on account of Infrastructural Development Charges in two equal installments. 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.
 - b) 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.
 - c) That licensee shall integrate the services with HSVP services as and when made available in future.
 - d) 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.
 - e) That licensee shall obtain NOC from DFO, to the effect that the site is not affected by any Forest Law/Act/notification.
 - f) That licensee shall make ~~your~~ own arrangements for water supply, sewerage, drainage etc. to the satisfaction of the 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.
 - g) That licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
 - h) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
 - i) 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.
 - j) That licensee shall use only LED fitting for internal lighting as well as campus lighting.




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- k) 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 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.
- l) 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.
- m) That licensee shall keep pace of development at least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- n) 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 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.
- o) That licensee shall abide by the terms and condition of policy dated 01.10.2015 & 09.10.2017 and other direction given by the Director time to time to execute the project.
- p) That licensee 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.
- q) That licensee 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.
- r) That licensee shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- s) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- t) That licensee shall not encroach the revenue rasta passes through the site and shall take approval from competent authority before laying services through revenue rasta.
- u) That licensee shall obtain the permission from the competent authority before laying of services and construction of roads along/across the revenue rasta and for making culvert over the water courses/dhanas, wherever applicable as per the layout plan.
- v) That licensee shall inform account number & full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from buyers for meeting the cost of internal development works in the colony in compliance of Rule-27 of Rules 1976 & Section -5 of the Haryana Development and Regulation of Urban Areas Act, Haryana Development and Regulation of Urban Area Act, 1975.
- w) That licensee 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, you shall be liable for

penal action by the Haryana State Pollution Control Board or any other Authority Administering the said Acts.

- x) That licensee shall comply with the terms and conditions of policy dated 01.10.2015 as amended from time to time and other direction given by the Director time to time to execute the project.
- y) That being an industrial colony, beyond the urbanizable limits, licensee 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.
- z) That 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 the 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.
- aa) That the licensee shall sell the Affordable Industrial Housing at pre-determined rate.
- bb) That licensee shall comply with the terms and condition of access permission issued by NHAI in favour of Rritam Developers vide memo dated 05.11.2024.
- cc) That licence shall maintain the ROW beneath the 1 Nos. 765 KV HT Line passes through the applied site.
- dd) That licence shall deposit the differential fee and charges in view of decision taken in the meeting of Council of Ministers dated 02.02.2026, within a period of 30 days of final notification regarding increase in fee & charges, without any objection/ claim
3. The licence is valid up to 09/04/2031.


(Chander Shekhar Khare, IAS)
Director, Town & Country Planning
Haryana, Chandigarh

Dated: 10/04/2026.
Place: Chandigarh

Endst. No. LC-5783/PA (MK)-2026/ 11847

Dated: 10-04-2026

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

1. Ganga Ice Factory and Cold Storage Pvt. Ltd., Pardeep Exim Pvt. Ltd., Singh Exim Pvt. Ltd., S.B. Enterprises, Sh. Ajay Kumar S/o Sh. Rajesh Kumar, Smt. Shreya Bansal W/o Sh. Mohit Bansal, Rritam Developers LLP, Smt. Krishna W/o Sh. Ramesh Singh, Rritam Dream Builders LLP, Sh. Sandeep Kumar S/o Shri Chand, Sh. Chetanya S/o Sh. Suchin, Sh. Manoj S/o Sh. Sagar Chand, Smt. Himanshi W/o Sh. Siddarth In Collaboration with Rritam Dream Builders LLP, D-11, 2ND Floor, Parshant Vihar, Sector-14, Rohini, North West Delhi -110085, along with a copy of agreement, LC-IV C & Bilateral Agreement.
2. The Deputy Commissioner, Sonipat.
3. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
4. Chief Administrator, HSVP, Panchkula.
5. MD, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. JD, Environment Haryana-cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.

8. Administrator, HSVP, Rohtak.
9. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
10. Land Acquisition Officer, Rohtak.
11. Senior Town Planner, Rohtak.
12. District Revenue Officer, Sonipat.
13. District Town Planner, Sonipat along with a copy of agreement.
14. Chief Accounts Officer of this Directorate.
15. PM (IT) of this Directorate with the request to host this permission on website.

(Sanjay Saini)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

To be read with License No. 64 Dated 10/04/2026

1. Detail of land owned by Ganga Ice Factory & Cold Storage Pvt. Ltd. 1/2 share, Pardeep Exim Pvt. Ltd. 1/2 share:-

Village	Rect.No.	Killa No.	Area (K-M)
Nasirpur Bangar	26	21/2/2	1-4
	30	1	8-0
		10	8-0
		2/1	0-8
		Total	17-12

2. Detail of land owned by Pardeep Exim Pvt. Ltd.:-

Village	Rect.No.	Killa No.	Area (K-M)
Nasirpur Bangar	26	21/2/1	3-11

3. Detail of land owned by Singh Exim Pvt. Ltd.:-

Village	Rect.No.	Killa No.	Area (K-M)
Nasirpur Bangar	26	22	3-7
		23	0-17
		Total	4-4

4. Detail of land owned by S.B. Enterprises 24310/138651 share, Ajay Kumar S/o Rajesh Kumar 14110/138651 share, Smt. Shreya Bansal W/o Mohit Bansal 887/1227 share:-

Village	Rect.No.	Killa No.	Area (K-M)
Nasirpur Bangar	29	5/2	4-0
		6	7-4
		14	8-0
		15	7-4
		16/1	6-10
		17	8-0
		Total	40-18

5. Detail of land owned by Smt. Shreya Bansal W/o Mohit Bansal:-

Village	Rect.No.	Killa No.	Area (K-M)
Nasirpur Bangar	29	5/1	3-4

SK
D.T.C.P (HR)
Suman Chatterjee

6. Detail of land owned by Rritam Developers LLP 45262/69093 share, Smt. Krishna W/o Ramesh Singh 16154/69093 share, Rritam Dream Builders LLP 1/9 share:-

Village	Rect.No.	Killa No.	Area (K-M)
Nasirpur Bangar	29	13	8-0
		18	8-0
		23	8-0
		24/2	3-11
	48	3	7-11
		4	7-11
		Total	42-13

7. Detail of land owned by Rritam Dream Builders LLP 13/32 share, Sandeep Kumar S/o Shri Chand 19/128, Chetanya S/o Sachin 19/128 share, Manoj S/o Sagar Chand 19/128 share, Smt. Himanshi W/o Sidharth 19/128 share:-

Village	Rect.No.	Killa No.	Area (K-M)
Nasirpur Bangar	48	8/2	3-16
		9	7-11
		10	7-11
		11	8-0
		12/1	4-0
		19/2	4-7
		20 min	3-11
	49	6 min	6-12
		15/2 min	2-10
		16/1 min	0-0
		Total	47-18

8. Detail of land owned by Rritam Dream Builders LLP:-

Village	Rect.No.	Killa No.	Area (K-M)
Nasirpur Bangar	29	16/2	0-14
		24/1	4-9
		25	7-4
	48	5	6-16
		Total	19-3

9. Detail of land owned by Pardeep Exim Pvt. Ltd.:-

Village	Rect.No.	Killa No.	Area (K-M)
Harsana Kalan	108	20/2/2	1-12
		21/1	0-10
		Total	2-2
		Grand Total	181-5 Or 22.65625 acres


 Director
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 Haryana, Chandigarh
 Suman (Patwari)