

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)

Licence No. 140 of 2025

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & Rules 1976 to Rritam Developers LLP, Sh. Parkash Chand S/o Sh. Nandlal, Smt. Benu W/o Sh. Yogesh, Smt. Simran W/o Sh. Gaurav, Sh. Akash S/o Sh. Ajay, Smt. Seema W/o Vinay, Rishika Elevation LLP, Silkroute Broadway LLP in collaboration with Rritam Developers LLP, D-11, Second Floor, Prashant Vihar, Sector-14, Rohini, North West Delhi-110085 for grant of license for setting up Industrial Plotted Colony over an area measuring 20.2875 acres in the revenue estate of village Rohad, District Sonipat .

1. The particular of the land, wherein the aforesaid Industrial Plotted Colony is to be set up, are given in the Schedule annexed hereto.
2. The License is granted subject to the following terms and conditions:
 - i. To deposit a sum of Rs.1,70,91,942/- 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 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 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 licensee shall integrate the services with HSVP services as and when made available in future.
 - iv. 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.
 - v. That licensee 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 the area falling under road widening/green belt shall be transferred to the Government within a period of 30 days from date of approval of zoning plan.
 - vii. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
 - viii. That licensee shall use only LED fitting for internal lighting as well as campus lighting.
 - ix. 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.
 - x. That licensee 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 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 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.
- xii. That licensee 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.
- xiii. That licensee will pay the labourcess 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.
- xiv. That licensee shall submit compliance of the Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of the 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.
- xv. That the revenue rasta/khal passing through the site if any, shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
- xvi. 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 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.
- xvii. That licensee shall maintain the ROW beneath 765 KV HT line proposed/passing through the applied site.
- xviii. That licensee shall abide the terms & conditions of permission issued by NHAI.
- xix. That licensee shall abide the terms & conditions of permission issued by Irrigation Department.
- xx. That licensee shall pay the total External Development Charges as demanded by the department in case the subject land comes under urbanizable limit due to its extension in future.
- xxi. That licensee shall maintain the UGT& CETP and the green above the same through proper horticulture in the Industrial Plotted Colony.
- xxii. That licensee shall submit the electrification plan approved from the competent authority of DISCOM and will submit the same before approval of zoning plan.
3. The license is valid up to 07-08-2030.

Dated: 08-08-2025,
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. Rritam Developers LLP, Sh. Parkash Chand S/o Sh. Nandlal, Smt. Benu W/o Sh. Yogesh, Smt. Simran W/o Sh. Gaurav, Sh. Akash S/o Sh. Ajay, Smt. Seema W/o Vinay, Rishika Elevation LLP, Silkroute Broadway LLP in collaboration with Rritam Developers LLP, D-11, Second Floor, Prashant Vihar, Sector-14, Rohini, North West Delhi-110085 along with a copy of agreement, LC-IV & Bilateral Agreement and Layout Plan.
2. Deputy Commissioner, Sonipat.
3. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
4. Chief Administrator, HSVP, Panchkula.
5. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
6. Managing Director, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
7. Joint Director, Environment Haryana - Cum-Secretary, SEAC, ParyavaranBhawan, Sector - 2, Panchkula.
8. Adtl. Director Urban Estates, Haryana, Panchkula.
9. Administrator, HSVP, Sonipat
10. Chief Engineer, HSVP, Panchkula.
11. Superintending Engineer, HSVP, Rohtak along with a copy of agreement.
12. Land Acquisition Officer, Rohtak.
13. Senior Town Planner, Rohtak along with layout plan.
14. District Town Planner, Sonipat along with a copy of agreement and layout plan.
15. Chief Accounts Officer of this Directorate along with a copy of agreement.
16. PM (IT) for updation on the website.

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

To be read with License No. 140.....Dated. 09/08...../2025

1.Detail of land owned by Rritam Developers LLP:-

Village	Rect.No.	Killa No.	Area (K-M)
Rohat	68	22/2	3-7
		23	8-0
	69	6 min	3-13
		7 min	7-8
		8/1	1-8
		14 min	2-3
		Total	25-19

2.Detail of land owned by Parkash Chand S/o Nand Lal:-

Village	Rect.No.	Killa No.	Area (K-M)
Rohat	69	3	8-0
		8/2	6-5
		Total	14-5

3.Detail of land owned by Rishika Elevation LLP:-

Village	Rect.No.	Killa No.	Area (K-M)
Rohat	67	17/2	4-0
		18/2/2	1-0
		23/2	2-0
		24	7-11
	70	1	7-15
		2	8-0
		3/1	6-18
		4/1	5-1
		Total	42-5

D.T.C.P (HR)
Suman (A+2024)

4.Detail of land owned by Rritam Developers LLP 1/2 share and Smt. Simran W/o Gaurav 1/2 share:-

Village	Rect.No.	Killa No.	Area (K-M)
Rohat	69	1/1	6-4
		2	8-0
		Total	14-4

5.Detail of land owned by Benu W/o Yogesh:-

Village	Rect.No.	Killa No.	Area (K-M)
Rohat	67	16/2	4-0
		25/2	1-18
	68	21	8-0
	70	4/2	2-11
		5/2	0-4
		6/2/1	0-4
		7	7-12
		14/1/1	1-2
		14/2/1/1	0-13
		Total	26-4

6.Detail of land owned by Silkroute Broadway LLP:-

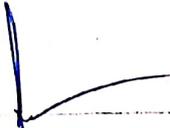
Village	Rect.No.	Killa No.	Area (K-M)
Rohat	67	25/1	5-13
	70	5/1	7-16
		6/2/2	7-15
		Total	21-4

D.T.C.P (HR)

Simran (Patwari)

7.Detail of land owned by Ritam Developers LLP 329/988 share, Simran W/o Gaurav 14/247 share, Akash S/o Ajay 329/988 and Seema W/o Vinay 137/494 share:-

Village	Rect.No.	Killa No.	Area (K-M)
Rohat	71	4	6-15
		5	6-2
		6/1	5-8
		Total	18-5
		Grand Total	162K-6M Or 20.2875 acres


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