

# Directorate of Town & Country Planning, Haryana

Nagar Ayojana Bhawan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh  
Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

FORM LC -V (See Rule 12)

License No. 207 of 2025

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under in favour of Benisons Homes LLP and Sh. Diwaker Prakashanand Jain S/o Prakash Jain in collaboration with Benisons Homes LLP, H. No. 115, Block B, Sector 3, DSIDC Bawana, North west Delhi-110039 for the development of an Industrial Plotted Colony over an area measuring **10.8625 acres** in the revenue estate of Village Jharoth & Jharothi, Tehsil Kharkauda, 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. 20,60,379/-** on account of State 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](http://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 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 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.
  - e) 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.
  - f) That the area falling under road widening/green belt shall be transferred to the Government within 30 days of approval of zoning plan.
  - g) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

Director  
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Haryana, Chandigarh ✓

- h) That licensee shall use only LED fitting for internal lighting as well as campus lighting.
- i) 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.
- j) 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.
- k) 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.
- l) 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.
- m) 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 and amended as time to time.
- n) 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 seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- o) That the revenue rasta/khal passing through the site if any, shall not be encroached up on and shall be kept free from all hindrances for easy movement of general public.
- p) 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.
- q) That licensee shall adhere the terms and conditions of access permission issued by NHAI.
- r) 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 Haryana State Pollution Control Board or any other Authority Administering the said Acts.

3. The licence is valid up to 15/10/2030.

Dated: 16/10/2025.  
Place: Chandigarh

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

Endst. No. LC-5702- JE (SJ)-2025/ 40483

Dated: 17-10-2025

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

1. Benisons Homes LLP and Sh. Diwaker Prakashanand Jain S/o Prakash Jain in collaboration with Benisons Homes LLP, H. No. 115, Block B , Sector 3, DSIDC Bawana, North west Delhi-110039, along with a copy of agreement, LC-IV C & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana-cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Rohtak.
8. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
9. Land Acquisition Officer, Rohtak.
10. Senior Town Planner, Rohtak.
11. District Revenue Officer, Sonipat.
12. District Town Planner, Sonipat along with a copy of agreement.
13. Chief Accounts Officer of this Directorate.
14. ~~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. 207 Dated 16/10/2025

Detail of land owned by Diwakar Prakashanand Jain S/o Prakash Chand Jain:-

Village	Rect.No.	Killa No.	Area (K-M)
Jharothi	55	11/1	8-17
	56	1	5-11
		2	9-13
		3	8-0
		6	8-0
		7	9-4
		8	5-11
		15	5-13
		Total	60-9

Detail of land owned by Benisons Homes LLP:-

Village	Rect.No.	Killa No.	Area (K-M)
Jharoth	18	8	2-8
		9	6-7
		13	8-0
		14/1	2-6
		18	7-8
		Total	26-9
		Grand Total	86-18 Or 10.8625 Acres

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