PROJECT REPORT

1. INTRODUCTION

The proposed project is an Industrial Plotted Colony on land admeasuring 18.94375 acres situated in the revenue estate of Village Ramnagar and Khajakhera, Tehsil & District Sirsa, Haryana and is being developed by M/s Rennovaa Buildcone Private Limited under Licence No. 169 of 2026 dated 25.08.2026.

The present project is being conceptualised and developed under the Policy of Government of Haryana, *Policy regarding grant of licences for development of Industrial colony in Industrial/Agriculture zone in view of Enterprises Promotion Policy-2015 dated 01.10.2025* as amended from time to time. District Sirsa district holds significant potential owing to its strategic geographic location, established agro-commercial base, and emerging infrastructure framework. The proposed development seeks to harness this potential by creating a structured industrial ecosystem that supports manufacturing, agro-processing, warehousing, and allied activities, while simultaneously addressing the residential and commercial needs of the working population.

Sirsa has historically functioned as a major agricultural and trading hub, supported by a robust mandi system and a strong rural economy. However, in recent years, there has been a gradual transition towards industrial diversification and non-agricultural economic activities, driven by policy initiatives of the State Government and institutional support from agencies such as Haryana State Industrial and Infrastructure Development Corporation. This transition has created a growing demand for organized industrial infrastructure in the form of plotted developments, which can accommodate Micro, Small and Medium Enterprises (MSMEs) as well as logistics and service-based industries.

At present, much of the industrial activity in the region is either dispersed or developed in an unplanned manner, lacking adequate infrastructure, environmental safeguards, and integration with residential and commercial support systems. The proposed Industrial Plotted Colony addresses this gap by providing a planned layout with adequate infrastructure provisioning, including road networks, water supply, sewerage, drainage, power distribution, and green area, in accordance with applicable planning norms and engineering standards. The integration of residential and commercial components within the project further ensures the development of a self-contained and functionally efficient urban-industrial environment, reducing travel distances, improving workforce accessibility, and enhancing overall liveability.

The residential component of the project is designed to cater to various income groups, thereby supporting inclusive growth and ensuring the availability of housing for the industrial workforce and associated population. Commercial spaces are proposed to facilitate retail, services, and institutional uses, thereby strengthening the economic viability and day-to-day functionality of the township.

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The planning approach also incorporates key principles of sustainability and resource efficiency, including optimized land use distribution, provision of green areas, water conservation measures, and reuse of treated wastewater. Such measures are particularly relevant in the context of Haryana's environmental conditions and the need for responsible urban development.

In addition, the project is expected to contribute significantly to the economic development of Sirsa district by generating direct and indirect employment opportunities, promoting MSME growth, enhancing industrial output, and attracting private investment. It will also act as a catalyst for ancillary development in surrounding areas, including improvements in infrastructure, services, and real estate activity.

In view of the above, the proposed Integrated Industrial Plotted Colony represents a strategically planned intervention aimed at supporting industrial expansion, improving infrastructure standards, and fostering sustainable urbanization in Sirsa. The project aligns with the broader objectives of the Government of Haryana to create well-planned industrial ecosystems that drive economic growth while ensuring environmental and social balance.

LOCATION AND LINKAGES

The proposed Industrial Plotted Colony is strategically located in the revenue estate of Village Ramnagar and Khajakhera, situated along the Sirsa–Rania Road, in Tehsil & District Sirsa, Haryana. The siting of the project along this important district corridor provides it with direct frontage and high accessibility, making it particularly suitable for industrial, logistics, and mixed-use development.

The Sirsa–Rania Road is a key arterial route within the district, connecting Sirsa city to Rania and further to adjoining areas of Haryana and Punjab. This corridor supports significant movement of agricultural produce, goods, and passenger traffic, thereby enhancing the project's potential for industrial and commercial activities. The direct access to this road ensures efficient ingress and egress for heavy vehicles, facilitating smooth logistics operations.

The project site benefits from strong regional connectivity:

- Sirsa City (approx. 1.5 km) – the primary administrative, commercial, and service hub of the district.
- Rania (approx. 15 km) – an important sub-regional town and agro-trade centre.
- Connectivity to Hisar, Fatehabad, and Dabwali through the district road network.

In addition to road connectivity, the site is located within accessible distance of Sirsa Railway Station, which forms part of the Northern Railway network and provides linkage to major cities and freight corridors, supporting industrial supply chains.

The surrounding region is predominantly agrarian, with well-developed mandi infrastructure, ensuring availability of raw materials and labour, which is advantageous for agro-based and allied industries. The location along the Sirsa–Rania corridor also places the

project within a developing economic belt, where gradual urban expansion and infrastructure improvements are being observed.

Further, the site enjoys proximity to existing and upcoming industrial areas supported by Haryana State Industrial and Infrastructure Development Corporation, enabling integration with the broader industrial ecosystem of the district.

The project proposes a well-defined internal circulation system with appropriate road hierarchy and right-of-way to accommodate industrial traffic, ensuring seamless connectivity between industrial, residential, and commercial zones within the colony.

Overall, the location of the project along the Sirsa–Rania Road offers a strategic advantage in terms of accessibility, connectivity, and economic linkage, making it an ideal site for the development of an integrated industrial township in Sirsa district.

POPULATION GROWTH OF SIRSA

The demographic profile of Sirsa district reflects steady and sustained population growth, driven primarily by agricultural prosperity, rural consolidation, and gradual urbanization. The following table summarizes population trends based on official data published by the Census of India:

Population Growth Trend – Sirsa District

Year	Population	Growth Rate (%)	Growth Type	Key Factors
1941	5,750	—	—	Rural Settlement
1951	5,138	(-) 10.64	Decline	Outmigration, Limited Development
1961	6,887	(+) 34.04	Natural Growth	Gradual Urban Expansion
1971	8,775	(+) 27.41	Natural Growth	Improved Livelihoods
1981	12,688	(+) 44.59	Moderate Growth	Infrastructure Development
1991	16,348	(+) 28.85	Urbanization	Industrialization Begins
2001	38,115	(+) 133.15	Rapid Urbanization	Economic Expansion, Better Connectivity
2011	67,785	(+) 77.85	Infrastructure Growth	KMP Expressway, Industrial Expansion
2016	1,19,301	(+) 76.00	Induced Growth	IMT Development, Real Estate Boom

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2021	2,08,777	(+) 75.00	Induced Growth	Expansion of Industries, DFC Impact
2026	3,65,361	(+) 75.00	Induced Growth	Large-Scale Industrial & Urban Development
2031	6,39,382*	(+) 70.00	Induced Growth	Completion of KMP, DFC, IMT & Theme Hubs

*Projected figures based on past census growth trends.

KEY DEMOGRAPHIC INSIGHTS

- The population of Sirsa increased from 9.03 lakh in 1991 to 12.95 lakh in 2011, reflecting consistent demographic expansion.
- The decadal growth rate declined from 23.59% (1991–2001) to 15.99% (2001–2011), indicating a transition from high growth to more stable demographic patterns.
- The district continues to witness incremental growth due to rural-to-urban shift, expansion of service sectors, and improved connectivity.
- Urban centres within Sirsa, Dabwali, and Ellenabad, have shown notable population concentration and growth. particularly Sirsa city, Rania,

PLANNING IMPLICATIONS

- The steady increase in population highlights the growing demand for organized industrial infrastructure and employment generation.
- Rising population levels are directly linked to the need for integrated residential and commercial development to support workforce housing and economic activity.
- The shift towards non-agricultural occupations reinforces the requirement for planned industrial colonies, especially for MSMEs and agro-based industries.

The population growth pattern of Sirsa indicates a stable and progressively expanding demographic base, transitioning from a purely agrarian economy towards a more diversified economic structure. This trend supports the rationale for developing an Integrated Industrial Plotted Colony, which will cater to future industrial demand while accommodating the associated residential and commercial needs in a planned and sustainable manner.

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PROJECT HIGHLIGHTS

Company Name	**M/s RENNOVAA BUILDCONE PRIVATE LIMITED**
Address	Tarkeshwar Dham, Rania Road, Sirsa, Haryana, India, 125055
Project	*Industrial Plotted Colony* under the Policy regarding grant of licences for development of Industrial colony in Industrial/Agriculture zone in view of Enterprises Promotion Policy-2015 dated 01.10.2025
Location	Revenue estate of village Ramnagar & Khajakhera, Tehsil And District Sirsa, Haryana
Area of Land	18.94375 acres
Constitution of Company	Company registered under the Companies Act, 2013 (CIN: U68200HR2023PTC111950)

DIRECTOR DETAIL(S)

Name	Sumit Kumar	Nitin Kumar
Father's Name	Umesh Kumar	Mahender Sethi
Residential Address	House No. 274, Kanda Street, Noharia Bazaar, Sirsa, Haryana 125055	140, Agrasain Colony, Ward No, 04, Tehsil & District Sirsa, Haryana 125055
Age	48 years	36 years
Qualification	Graduate	Graduate
DIN	11172095	03094417
Aadhar No.	3163 3366 8263	5351 4842 0234
PAN	AOOPK4660C	BLXPK6370E

2. COMPANY PROFILE AND PROJECT VISION

M/s Rennovaa Buildcone Private Limited, a company duly incorporated under the provisions of the Companies Act, 2013, bearing Corporate Identification No. U68200HR2023PTC111950, has its registered office at Tarkeshwar Dham, Rania Road, Sirsa, Haryana – 125055. The company is actively engaged in the field of real estate development, with a focused specialization in planned industrial and integrated township projects.

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Driven by a vision to contribute to Haryana's evolving industrial landscape, the company is undertaking the development of an Integrated Industrial Plotted Colony at Sirsa. The project is conceptualized as a future-ready, infrastructure-led development, designed to cater to the growing demand for organized industrial spaces, while simultaneously integrating residential and commercial components to create a self-sustained ecosystem.

The development strategy of the company is rooted in scientific land planning, engineering efficiency, and long-term sustainability, ensuring optimal utilization of land resources while adhering to statutory norms and environmental considerations. The project is being planned to accommodate a wide spectrum of industrial activities, including MSMEs, agro-processing units, light manufacturing, logistics, and warehousing, thereby supporting the economic diversification of western Haryana.

A key highlight of the project is its emphasis on sustainable and environmentally responsible development practices. The layout incorporates:

- Rainwater harvesting systems for groundwater recharge,
- Zero-discharge wastewater management, with reuse of treated water for landscaping and non-potable uses,
- Energy-efficient infrastructure planning, and
- Adequate green belts and buffer zones to maintain ecological balance.

These measures are particularly significant in the context of Haryana's water stress conditions and the increasing need for climate-responsive urban development.

In addition to industrial infrastructure, the project integrates residential and commercial components, ensuring availability of workforce housing and essential services within close proximity. This integrated approach enhances operational efficiency, reduces travel dependency, and promotes a walk-to-work environment, which is critical for sustainable industrial townships.

The project is also expected to generate substantial employment opportunities, both during the construction phase and in the long term through industrial operations. By attracting investment, promoting entrepreneurship, and strengthening MSME participation, the development will act as a catalyst for regional economic growth in Sirsa district.

Aligned with the broader vision of the Government of Haryana for planned urbanization and decentralized industrial growth, the initiative by M/s Rennovaa Buildcone Private Limited represents a strategic and forward-looking intervention. The project aims not only to create high-quality industrial infrastructure but also to contribute meaningfully to the development of a well-balanced, sustainable, and economically vibrant urban-industrial environment in Sirsa.

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3. SITE

INDUSTRIAL PLOTTED COLONY UNDER THE 'POLICY REGARDING GRANT OF LICENCES FOR DEVELOPMENT OF INDUSTRIAL COLONY IN INDUSTRIAL/AGRICULTURE ZONE IN VIEW OF ENTERPRISES PROMOTION POLICY-2015 DATED 01.10.2025' SITUATED IN THE REVENUE ESTATE OF VILLAGE RAMNAGAR AND KHAJAKHERA, DISTRICT & TEHSIL SIRSA HARYANA TO BE DEVELOPED BY M/s RENNOVAA BUILDCONE PRIVATE LIMITED.

The proposed project site, located in the revenue estate of Village Ramnagar and Khajakhera in Tehsil & District Sirsa, is strategically positioned along the Sirsa–Rania Road, one of the arterial corridors of the district. Unlike metropolitan-influenced regions, Sirsa represents a district-driven growth model, where infrastructure development, agro-based economy, and emerging industrial activity collectively support sustainable urban expansion.

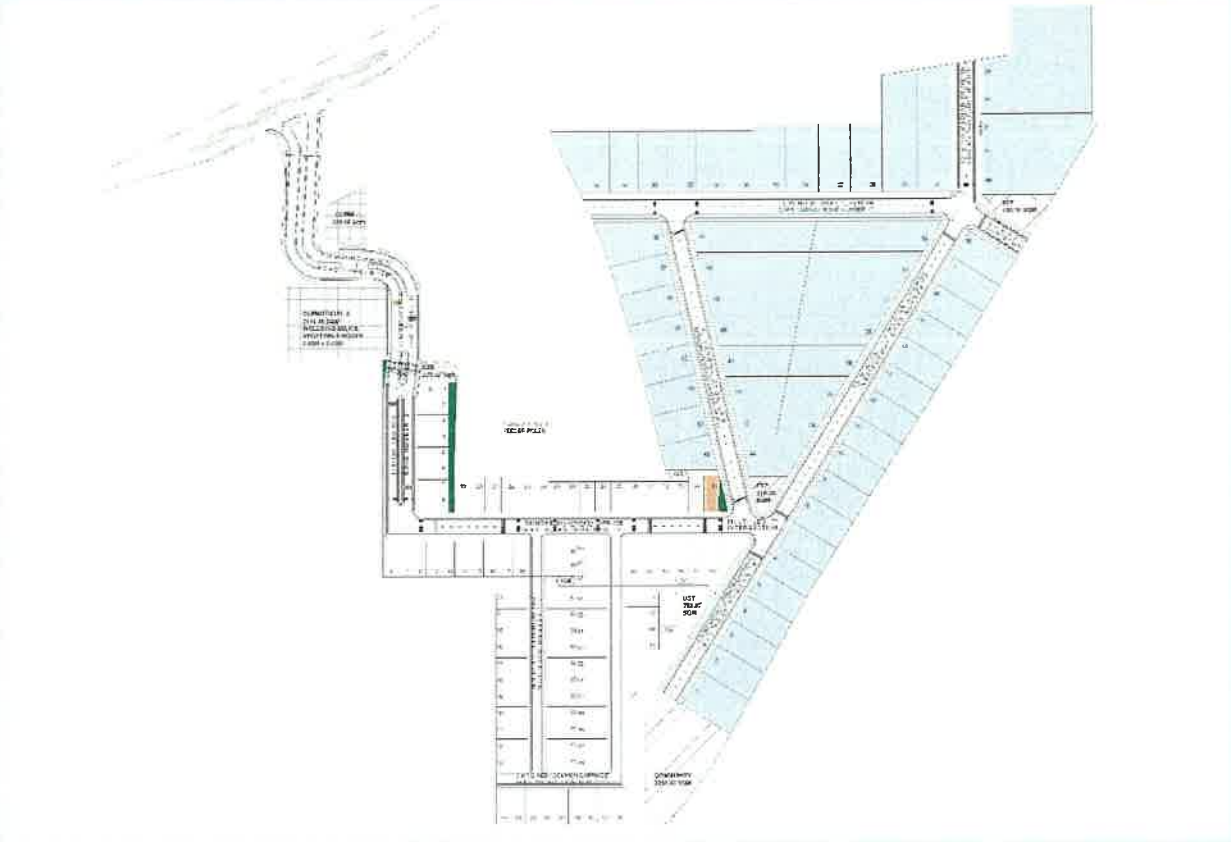
Sirsa is a well-established administrative and commercial center in western Haryana, serving as a regional hub for agricultural trade, agro-processing, and rural-urban interaction. The project location benefits from its proximity to Sirsa city, which provides access to essential urban infrastructure such as healthcare institutions, educational establishments, banking facilities, and organized mandi systems.

The Sirsa–Rania Road corridor is a high-movement route facilitating connectivity between Sirsa city, Rania town, and adjoining areas of Punjab. This corridor supports significant transportation of agricultural produce, raw materials, and finished goods, making it particularly suitable for industrial and logistics-oriented development. The direct frontage and accessibility of the project site along this road ensure efficient movement of both goods and workforce.

The surrounding region is characterized by fertile agricultural land and a strong rural economy, which provides a steady supply of raw materials as well as an available labour pool. This makes the location highly conducive for agro-based industries, warehousing, and MSME-led manufacturing activities. Additionally, the availability of large contiguous land parcels in this belt supports planned development as compared to congested urban cores.

The site also enjoys connectivity to other important towns such as Dabwali, Ellenabad, and Fatehabad through an established network of district and state roads. Further, proximity to Sirsa Railway Station enhances logistical efficiency by providing linkage to the broader Northern Railway network.

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4. PROJECT LAND

The project land details are furnished hereunder:

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Village Name	Khewat/ Khata	Rectangle No.	Revenue No.	Area K – M
Ramnagar	224/325	26	7/1min	1 – 15
	54/75		7/2/5/1	0 – 7
	54/75		7/2/5/2/1	0 – 1
	57/78		7/2/5/2/2	0 – 1
	54/75		7/2/6/1	0 – 3
	54/75		7/2/15/2	0 – 5
	54/75		7/2/16	0 – 7
	54/75		7/3/1/1	0 – 1
	353/458		7/3/1/2	0 – 1
	54/75		7/3/2/1	0 – 1
	353/458		7/3/2/2	0 – 1
	353/458		7/3/6	0 – 8
	56/77		14/2/2	5 – 2
	56/77		15/2	3 – 16
	56/77		16/1/2	4 – 10
	475/619		25/2	6 – 1
	475/619		21/1	3 – 5

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	217/307	**27**	21/2	3 – 19
	217/307		22	3 – 14
	217/307	**28**	1	8 – 0
	217/307		2/1	1 – 8
	357/462		2/2	3 – 18
	351/456		9/1	3 – 7
	352/457		10/1	3 – 12
	352/457		10/2	4 – 8
KhajaKhera	2913/3343	**18**	4	4 – 0
	400/509		5/1	5 – 0
	400/509		6	3 – 4
	400/509		7	8 – 0
	397/506		8	8 – 0
	399/508		9/2	7 – 11
	3371/3918		10/2	2 – 17
	2912/3342		12	8 – 6
	1416/1656		13	8 – 0
	1419/1659		14/1	0 – 10
	1418/1658		14/2	6 – 7
	3371/3918		17	2 – 6
	3374/3921		18/1	0 – 9
	3372/3919		18/2	7 – 11
	3371/3918		19	6 – 6
	3371/3918		22	4 – 0
	3372/3919		23/1	0 – 9
	3371/3918		23/2	5 – 4
	3371/3918	**43**	2	5 – 0
			Total	**151K – 11 M Or 18.94375 Acres**

5. PROJECT COST

Statement of Expenditure				*Rs (in Lakhs)*
Sr. No.	**Particulars**	**Total Budget Expense**	**Incurred as on 10.09.2026**	**To be Incurred**
1.	Land Cost (Incl. Stamp Duty)	1,034.89	1,034.89	-
2.	Conversion Charges	24.17	24.17	-
3.	License Fees	20.41	16.27	4.14
4.	Scrutiny Fees	7.80	8.01	-0.20
5.	Construction & Development Cost	1,610.22	14.71	1,595.51
6.	External Development Cost - EDC	1,288.34	-	1,288.34
7.	Interest Cost on EDC	348.42	-	348.42
	State Infrastructure Development Charges - IDC	40.71	-	40.71

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9.	Project Overhead Costs	1,309.63	14.03	1,295.60
10.	Sales, Advertisement and Marketing Costs	227.33	-	227.33
11.	Brokerage	227.33	-	227.33
12.	Corporate Income Tax	362.05	-	362.05
	Total Cash Outflow	**6,501.31**	**1,112.07**	**5,389.24**

6. PROJECT SCHEME PROPOSAL

An Industrial Plotted Colony is proposed to be developed over an area admeasuring 19.25265 acres in the revenue estate of Village Ramnagar and Khajakhera, Tehsil & District Sirsa, Haryana. The project is planned as a compact yet efficient mixed-use development incorporating industrial, residential, and commercial components, supported by essential infrastructure and amenities to ensure functional efficiency and a sustainable environment.

The project will include the following key facilities:

1. **Industrial Plots** –

   Planned plots catering to MSMEs, agro-based units, and light industrial activities, designed with adequate access, utility provisions, and efficient circulation.

2. **Commercial Site** –

   Designated commercial spaces to cater to daily needs, including retail outlets, service shops, and small business establishments, supporting both industrial operations and residential requirements.

3. **Parks and Green Areas** –

   Provision of landscaped green spaces to promote environmental sustainability, improve air quality, and provide recreational areas for occupants.

4. **Internal Road Network** –

   Well-planned internal roads with adequate right-of-way to facilitate smooth vehicular movement, including industrial traffic.

5. **CCTV Surveillance and Security Provisions** –

   Installation of surveillance systems at strategic locations to ensure safety and security within the colony.

6. **Utility Infrastructure** –

   Provision for water supply, sewerage, drainage, and power distribution systems designed as per applicable norms to support both industrial and residential uses.

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7. **Booths/Kiosk Spaces** –

   Allocated areas for kiosks and small vendors to support local economic activity and provide essential services within the colony.

8. **Sustainable Infrastructure Measures** –

   Incorporation of rainwater harvesting systems, green buffers, and efficient waste management practices to ensure environmentally responsible development.

7. DEMAND POTENTIAL

The demand for a planned Integrated Industrial Plotted Colony in Tehsil & District Sirsa is driven by a combination of economic transition, infrastructure availability, and policy support in western Haryana. Traditionally agrarian, Sirsa is witnessing a gradual shift towards industrial and service-oriented activities, particularly in agro-processing, cotton-based industries, storage, and logistics. This structural transformation has created a growing requirement for organized industrial spaces, which are currently limited in the district.

A significant portion of existing industrial activity in Sirsa operates in a scattered and unplanned manner, lacking adequate infrastructure such as proper road access, drainage, power distribution, and environmental safeguards. This has led to inefficiencies in operations and increased compliance challenges. The proposed project addresses this gap by offering planned industrial plots with integrated infrastructure, thereby attracting Micro, Small and Medium Enterprises (MSMEs), entrepreneurs, and local businesses seeking formalized industrial setups.

The location along the Sirsa–Rania Road corridor further enhances demand potential, as it is a high-movement route facilitating the transport of agricultural produce and goods. The surrounding rural hinterland ensures continuous availability of raw materials and labour, which are critical for agro-based and light manufacturing industries. Additionally, the proximity to established mandis and trading networks strengthens the project's appeal for businesses involved in procurement, processing, and distribution.

From a residential and commercial perspective, the integration of supporting land uses within the project caters to the housing needs of the industrial workforce and associated population. With increasing employment opportunities in non-agricultural sectors, there is a rising demand for affordable and well-planned housing options in proximity to workplaces, along with access to daily conveniences and services.

Further, the policy framework of the Government of Haryana, supported by institutions such as Haryana State Industrial and Infrastructure Development Corporation, is actively promoting decentralized industrial growth and development of infrastructure in districts like Sirsa. This policy push, combined with availability of land and improving connectivity, is expected to accelerate industrial investments in the region.

In view of the above factors, the proposed development demonstrates strong and sustainable demand potential, driven by industrial expansion, workforce requirements, and

the need for organized, infrastructure-equipped development. The project is well-positioned to capitalize on these trends and serve as a catalyst for economic growth and planned urbanization in Sirsa district.

8. MANAGEMENT AND PERSONNEL

The project will be executed by a team of highly qualified and experienced professionals to ensure efficient and effective development. A Vice President-level executive will oversee the project's execution, operating under the direct supervision of the Board of Directors. Additionally, a team of skilled industry experts will be appointed to manage various aspects of the project, ensuring seamless planning, execution, and timely completion while maintaining the highest standards of quality and efficiency.

9. MARKETING

Sirsa, an emerging agro-industrial and commercial hub in western Haryana, is steadily transitioning from a predominantly agrarian economy to a diversified economic center with growing industrial, warehousing, and service sector activities. This transformation has positioned Sirsa as a promising destination for industrial investment and organized development, thereby generating increasing demand for well-planned industrial infrastructure and allied facilities.

The proposed Integrated Industrial Plotted Colony is strategically positioned to capitalize on this evolving market scenario. With its location along the Sirsa–Rania Road corridor, the project enjoys strong visibility, accessibility, and connectivity, making it highly attractive for MSMEs, agro-based industries, logistics operators, and local entrepreneurs. The corridor's role as a key movement route for agricultural produce and goods further enhances the project's commercial viability and market appeal.

From a marketing standpoint, the project offers a unique value proposition by integrating industrial plots with supporting commercial and limited residential components within a planned layout. This integrated approach ensures operational efficiency for businesses while also catering to the day-to-day needs of the workforce, thereby creating a self-sustained ecosystem—a feature currently lacking in the Sirsa region.

The availability of basic infrastructure such as water supply, road connectivity, power, and proximity to Sirsa city's social amenities adds to the project's attractiveness. Additionally, the presence of a strong rural hinterland ensures a steady labour supply and raw material base, which are critical factors influencing industrial location decisions.

The policy environment of the Government of Haryana, supported by agencies such as Haryana State Industrial and Infrastructure Development Corporation, further strengthens investor confidence by promoting decentralized industrial development and ease of doing business in districts like Sirsa. This supportive framework enhances the marketability of the project and encourages participation from both end-users and investors.

Given the increasing demand for organized industrial spaces, efficient logistics infrastructure, and integrated development formats, the project is well-positioned to attract

a diverse range of stakeholders. The experienced management of the company is confident that Sirsa's strategic location, evolving infrastructure, and economic potential will drive strong market response, ensuring the successful absorption of the proposed development.

Overall, the project presents a compelling market opportunity, offering planned infrastructure, strategic connectivity, and functional integration—key factors that will contribute to its success as a viable industrial and commercial destination in Sirsa district.

10. MODE OF MOBILISING FUNDS

The Company, M/s Rennovaa Buildcone Private Limited, has fully acquired the project land out of its own resources, thereby establishing a sound financial base and clear title position for the proposed development. This upfront investment reflects the Company's financial capability and long-term commitment towards the successful implementation of the project.

The cost of internal infrastructure development, including roads, water supply, sewerage, drainage, power distribution, and allied works, shall be funded primarily through the Company's internal accruals and group resources. The financial structuring of the project has been planned to ensure timely execution without dependency on external borrowings at the initial stages.

Subsequently, the funds deployed towards land acquisition and infrastructure development will be progressively recovered through the sale/allotment of industrial, commercial, and allied plots within the Integrated Industrial Plotted Colony. The project's strategic location in Tehsil & District Sirsa, along with the growing demand for organized industrial spaces, is expected to ensure steady absorption and cash flow generation.

This funding model ensures financial sustainability, controlled risk exposure, and efficient project execution, thereby reinforcing the overall viability of the proposed development.

11. CONCLUSION

The proposed Integrated Industrial Plotted Colony at Village Ramnagar and Khajakhera, along the Sirsa–Rania Road in Tehsil & District Sirsa, is strategically positioned to emerge as a highly viable and sustainable development in western Haryana. Its advantageous location, strong road connectivity, and proximity to Sirsa city ensure seamless accessibility and efficient linkage to key economic and commercial centers.

The project is supported by the reliable availability of essential infrastructure, including water supply, power, and planned internal services, which are critical for both industrial operations and associated activities. The integration of industrial, commercial, and supporting facilities within a planned framework further enhances its functionality and long-term value.

With increasing demand for organized industrial spaces, availability of land, and a supportive policy environment, the development is well-aligned with the region's evolving economic

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landscape. It is expected to attract investment, generate employment, and contribute to the planned urban and industrial growth of Sirsa district.

Overall, the project represents a strategically conceived, infrastructure-driven initiative that combines location advantage, planning efficiency, and economic potential, making it one of the most promising industrial developments in the region.

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