

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

Licence No. 210 of 2025

This Licence is being granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Sh. Sahil Varma S/o Sh. Prem Singh Varma, Sahil Bhayana S/o Sh. Vinod Kumar, Sh. Braham Kumar Nagpal S/o Sh. Cholaram Nagpal, R/o Arya Nagar, Hansi, District Hisar for setting up of Industrial Plotted Colony over an area measuring 14.575 acres in the revenue estate of village Ramayan, Tehsil Hansi and District Hisar.

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. That you shall pay External Development Charges as and when the site comes in urbanizable limits.
 - ii. That you shall pay the State Infrastructure Development Charges amounting to Rs. 24,34,574/- in two equal installments. First Installment will be due within 60 days of grant of licence and second Installment within six months of grant of licence failing which 18% PA interest will be liable for the delayed period.
 - iii. 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.
 - iv. That you has not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
 - v. 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.
 - vi. That you 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.
 - vii. 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.
 - viii. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
 - ix. 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.
 - x. 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.
 - xi. 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.

- xii. 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.
- xiii. 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.
- xiv. 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 thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- xv. That no further sale has taken place after submitting application for grant of license.
- xvi. That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- xvii. That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xviii. That the revenue rasta passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
- xix. That the licensee 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.
- xx. That you shall construct service/internal sector roads at your own cost and the entire area under said roads shall be transfer free of cost to the Government.
- xxi. 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.
- xxii. That you shall comply with the terms and conditions of policy dated 01.10.2015, 09.03.2019 and other direction given by the Director time to time to execute the project.
- xxiii. 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, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- xxiv. Only green category industry shall be allowed in the area of the licenced Industrial Colony which is falling within 2 km from the boundary of urbanisable zone of the development plan, excluding the peripheral roads, if proposed along urbanisable boundary. All category of industries will be allowed in the industrial colony outside 2 km 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 discharges) in the industrial colony.
- xxv. That you shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
- xxvi. That you will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked on the layout plan to be approved alongwith the license.
- xxvii. That you understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they shall pay the proportionate cost for acquisition of land, if any, alongwith the construction

- cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- xxviii. That you shall use only LED fitting for internal lighting as well as campus lighting.
- xxix. 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.
- xxx. That no clubbing of industrial plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- xxxi. 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 fulfill all the terms & conditions mentioned in the electrification plan approved by DISCOM vide Memo No. CH-15/OLNC-HT/HSR/EP-491 dated 01.09.2025.
4. The licence is valid up to 24-10-2030.

(Amit Khatri, IAS)

Director,
Town & Country Planning
Haryana, Chandigarh

Dated: The 25-10-2025.
Chandigarh

Endst. No. LC-5667/Asstt.(MS)/2025/ 41095

Dated: 27-10-2025

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

1. Sh. Sahil Varma S/o Sh. Prem Singh Varma, Sahil Bhayana S/o Sh. Vinod Kumar, Sh. Braham Kumar Nagpal S/o Sh. Cholaram Nagpal, R/o Arya Nagar, Hansi, District Hisar along with a copy of agreement, LC-IV & Bilateral Agreement and Layout Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Managing Director, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Deputy Commissioner, Hisar.
7. District Revenue Officer, Hisar.
8. Addl. Director Urban Estates, Haryana, Panchkula.
9. Administrator, HSVP, Hisar.
10. Land Acquisition Officer, Hisar.
11. Senior Town Planner, Hisar along with a copy of Layout Plan.
12. District Town Planner, Hisar along with a copy of agreement & Layout Plan.
13. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
14. Project Manager (IT) for updation on the website.

(Surekha Yadav)

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

To be read with Licence No. 210 of 2025/Dated 25/10/2025

Detail of land owned by Sh. Sahil Varma S/o Sh. Prem Singh Varma, Sahil Bhayana
S/o Sh. Vinod Kumar and Sh. Braham Kumar Nagpal S/o Sh. Cholaram Nagpal.

Village	Rect. No.	Killa No.	Area (K-M)	
			TOTAL	APPLIED
Ramayan	6	25/2min West	0-18	0-14
	13	5min West	8-0	6-0
		6min West	8-0	7-6
		15	8-0	8-0
		16	8-0	8-0
		25	8-0	8-0
		14	11/1	7-8
	15	12	0-12	0-12
		19	2-18	2-18
		20	8-0	8-0
		21	8-0	8-0
		22	4-14	4-14
		1	8-0	8-0
		2	6-18	6-18
		8	8-0	8-0
		9	8-0	8-0
		10	8-13	8-13
	16	12/2	1-18	1-18
		5	8-0	8-0
		6/1	4-3	4-3
	Total		119 Kanal 10 Marla	116 Kanal 12 Marla Or 14.575 Acres

Director
Town & Country Planning
Haryana, Chandigarh

AMIT KUMAR, F.E.

Regd.

LC-III
(See Rule 10)

To

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Sh. Sahil Varma S/o Sh. Prem Singh Varma,
Sahil Bhayana S/o Sh. Vinod Kumar,
Sh. Braham Kumar Nagpal S/o Sh. Cholaram Nagpal,
R/o Arya Nagar, Hansi, District Hisar.

Memo No. LC-5667Asstt(MS)/2025/27079 Dated: 17-07-2025

Subject: - Letter of Intent for grant of license for setting up of an Industrial Plotted Colony over an area measuring 14.575 acres in the revenue estate of village Ramayan, Tehsil Hansi and District Hisar.

Please refer your application dated 13.05.2025 on the subject cited above.

2. Your request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975, and Rules framed there under for development of Industrial Plotted Colony over an area measuring 14.575 acres in the revenue estate of village Ramayan, Tehsil Hansi and District Hisar has been considered and it is proposed to grant license for setting up of aforesaid plotted colony. You are, therefore, called upon to fulfill the following requirements/ pre-requisites laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rule, 1976 within a period of 60 days from the date of issue of this letter, failing which request for grant of license shall be refused:-

3. To deposit the balance licence fee of **Rs. 6,47,617/-** in favour of the Director, Town & Country Planning, Haryana through online mode.
4. To deposit an amount of **Rs. 20,21,217/-** on account of Conversion Charges in favour of the Director, Town & Country Planning, Haryana through online mode.
5. To furnish bank guarantee amounting **Rs. 75.6185 lacs** against tentative cost of Internal Development Works amounting of Rs. 302.474 lacs or to mortgage 10% of saleable area against the said BG.

****It is made clear that bank guarantee of Internal Development Works has been worked out on the interim rates and you will have to submit the additional bank guarantee, if any required, at the time of approval of Service Plan/Estimate. With an increase in the cost of construction, you would be required to furnish an additional bank guarantee within 30 days on demand (in case, 10% area is mortgaged against the BG of IDW, then this clause will not be applicable).**

6. To execute two agreements i.e. LC-IV & LC-IV-C Bilateral Agreement on Non-Judicial Stamp Paper of 100/-. Further, following additional clauses shall be added in LC-IV agreement as per Government instruction dated 14.08.2020.
 - I. 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 allottee is automatically deducted and gets credited to the EDC head in the State treasury.
 - II. That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
 - III. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
 - IV. 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 that paid as per the prescribed schedule.

7. To furnish an undertaking on non-judicial stamp paper to the following effect:-

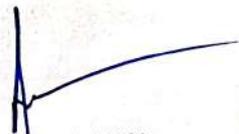
- a) That you shall pay the State Infrastructure Development Charges amounting to **Rs. 24,34,574/-** in two equal instalments. First Instalment will be due within 60 days of grant of licence and second Instalment within six months of grant of licence failing which 18% PA interest will be liable for the delayed period.
- b) 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.
- c) 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.
- d) That you shall make their 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.
- e) 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.
- f) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- g) 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.
- h) That you shall use only LED fitting for internal lighting as well as campus lighting.
- i) 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.
- j) 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.
- k) 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.
- l) 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.
- m) 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.
- n) That no further sale has taken place after submitting application for grant of license.
- o) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- p) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- q) 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.

- r) 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.
- s) 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.
- t) 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.
- u) 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.
- v) 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.
- w) Being an industrial colony, beyond the urbanizable limits, applicant firm 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.
- x) 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.
- y) That you shall provide the entire master services at your own cost.
- z) 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.
8. That you shall undertake to indemnify State Govt./ Department for loss occurred or legal complication arising due to pending litigation, if any and the land owning / developer company will be responsible for the same in respect of applied land/ developer company will be responsible for the same in respect of applied land.
9. That certificate from DRO/Deputy Commissioner, Hisar will be submitted certifying that the applied land is still under ownership of applicant firm and wherein it should also be clearly mentioned that all applied killa nos. are free from all encumbrances, before grant of license.
10. That you shall submit an affidavit duly attested by 1st Class Magistrate, to the effect that applicants have not submitted any other application for grant of licence for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Haryana Scheduled Roads and Controlled Areas restrictions of Unregulated Development Act, 1963 or have not applied for licence/ permission under any other law for the time being in force.
11. That you shall submit an undertaking regarding maintaining the ROW of 400 KV HT Lines passing through the applied land.
12. That you shall submit the authorization letter in favour of authorized signatory.
13. That you shall submit the access permission from the NHAI before grant of licence.
14. That you shall demolish the boundary wall erected at site before grant of licence and send the verification report through DTP, Hisar.

15. That you shall submit the acquisition status of applied land from DRO, Hisar before grant of licence.
16. That you shall submit the rectified layout plan with 30 mtr. wide green belt along Railway line before grant of licence.
17. That you shall submit the Addendum Collaboration Agreement by deleting clause 5.2 w.r.t. time frame before grant of licence.
18. That you shall submit the Aks-Shijra Plan clearly showing the Khasra/killi no. 14//11/1, 11/2 and width of NH-10 before grant of licence.
19. That you will get the electrification plan approved from the competent authority of DISCOM and will submit the same before grant of Licence as per order dated 16.04.2025

Note:- You shall intimate the official Email ID and the correspondence on this email ID by the Deptt. will be treated receipt of such correspondence.

DA/Land schedule.

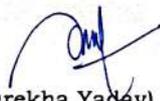

(Amit Khatri, IAS)
Director,
Town & Country Planning,
Haryana, Chandigarh.

Endst. No. LC-5667/Asstt(MS)/2025/

Dated:

A copy is forwarded to the followings for information and necessary action:-

1. The Deputy Commissioner, Hisar.
2. Senior Town Planner, Hisar.
3. District Town Planner, Hisar.
4. Project Manager (IT) with the request to update the status on website.


(Surekha Yadav)
District Town Planner(HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

To be read with LOI No. 27079 Dated 17/07/2025

Detail of land owned by Sh. Sahil Varma S/o Sh. Prem Singh Varma, Sahil Bhayana
S/o Sh. Vinod Kumar and Sh. Braham Kumar Nagpal S/o Sh. Cholaram Nagpal.

Village	Rect. No.	Killa No.	Area (K-M)		
			TOTAL	APPLIED	
Ramayan	6	25/2min West	0-18	0-14	
		5min West	8-0	6-0	
	13	6min West	8-0	7-6	
		15	8-0	8-0	
		16	8-0	8-0	
		25	8-0	8-0	
		14	11/1	7-8	7-8
			12	0-12	0-12
			19	2-18	2-18
			20	8-0	8-0
			21	8-0	8-0
		15	22	4-14	4-14
	1		8-0	8-0	
	2		6-18	6-18	
	8		8-0	8-0	
	9		8-0	8-0	
	16	10	8-13	8-13	
		12/2	1-18	1-18	
		5	8-0	8-0	
		6/1	4-3	4-3	
Total			119 Kanal 10 Marla	116 Kanal 12 Marla Or 14.575 Acres	

Director
Town & Country Planning
Haryana, Chandigarh

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AMIT KUMAR, FI