

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

Licence No. 62 of 2018

MG Estates  
13/9/2018

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to MG Estates Pvt. Ltd., E-70, NDSE, Part-I, New Delhi-49 for setting up of affordable residential plotted colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 14.04375 acres (under migration policy dated 18.02.2016 from licence No. 6 of 2014 dated 07.02.2014) falling in the revenue estate of village Dodwa, Sector 1, Nilokheri Taraori, Distt. Karnal.

1. The particulars of the land, wherein the aforesaid affordable residential 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:-
  - a. That the affordable residential plotted colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans, which will be submitted for approval within three months from issuance of the license in the office of competent authority.
  - b. That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder are duly complied with.
  - c. That the company 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.
  - d. That the company shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
  - e. That the company 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 workout the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked distinctly on the layout plan to be approved alongwith the license.
  - f. That development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and company 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.

  
Director  
Town & Country Planning  
Haryana, Chandigarh

- g. That the company shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- h. That the company shall make 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 Shahari Vikas Pradhikaran.
- i. That the company shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- j. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- k. 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.
- l. That the company shall use only LED fitting for internal lighting as well as campus lighting.
- m. That the company 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.
- n. 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 non 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.
- o. That pace of development shall be kept atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- p. That the company 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.
- q. That the licence shall be valid initially for five years, which will be renewable further upto two years in accordance to the provision of Act No. 8 of 1975. Since, no further renewal will be allowed thereafter, hence, the project necessarily will have to be completed within a period of 7 years from the date of grant of licence, after getting the licence renewed, as per clause 1(ii) of the policy notified on 01.04.2016.
- r. That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.

- s. That the labour cess shall be paid as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- t. That compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975 shall be made and account number and full particulars of the scheduled bank wherein company has to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony, shall be informed.
- u. That the terms and conditions of the policy notified on 01.04.2016 shall be abide by.
- v. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed in letter and spirit.
- w. That 50% of the saleable area, freezed in the approved layout plan, shall only be sold after completion of all development works in the colony as per provisions of 5(i) of the policy dated 01.04.2016.
3. The licence is valid up to 06-09-2023



(K. Makrand Pandurang)  
Director,  
Town & Country Planning  
Haryana, Chandigarh

Place : Chandigarh  
Dated: 7-9-2018

Endst. No. LC-3384- PA (B)-2018/ 26462

Dated: 13-09-2018

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

1. MG Estates Pvt. Ltd., E-70, NDSE, Part-I, New Delhi-49 alongwith a copy of agreement, LC-IV B, Bilateral agreement & layout plan.
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, Panchkula.
8. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
9. Land Acquisition Officer, Panchkula.
10. Senior Town Planner, Panchkula.
11. District Town Planner, Karnal along with a copy of agreement.
12. Chief Accounts Officer, O/o DTCP, Haryana, Chandigarh.
13. Nodal Officer (Website) to update the status on the website.



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

To be Read with License No. 62/07.09 of 2018

Land owned By M.G.Estate Pvt. Ltd. Distt. Karnal.

Village	Rect. No.	Killa No.	Area	
Dodwa	13	16	8-0 ✓	
		17	8-0 ✓	
		24	7-11 ✓	
		25	7-11 ✓	
		18	8-0 ✓	
		23	7-11 ✓	
		14	20	7-9 ✓
			21	7-11 ✓
			26 Min	0-11 ✓
			19	3
	4			8-0 ✓
	7			8-0 ✓
	8	8-0 ✓		
	9	8-0 ✓		
	20	10	8-0 ✓	
		6/2/2	2-2 ✓	
		15/2	0-1 ✓	
	Total			112-7 OR 14.04375 ACRES

Note:-Killa no. 13//16 min(1-1), 17 min(0-15), 24 min(2-19), 25 min(4-3), total 8K-18M is under mortgage.

  
Director  
Town & Country Planning  
Harjana, Chandigarh

# Directorate of Town & Country Planning, Haryana

Nagar Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.

Email: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com) Website: <http://tcpharyana.gov.in>

## ORDER

Whereas licence no. 62 of 2018 dated 07.09.2018 was granted in favour of M.G. Estate Pvt. Ltd., E-70, NDSE, Part-I, New Delhi-110049 for development of Affordable Plotted Colony under DDJAY for an area measuring 14.04375 Acres in village Dowda, Sector-1, Nilokheri Taraori, District Karnal and under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and rules framed thereunder.

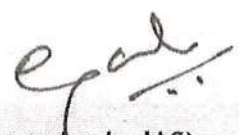
2. A request was submitted on 30.12.2021 to grant permission for transfer of licence for an area measuring 14.04375 acres in favour of Blissfull Estates LLP as per provisions of Rule 17 of Rules 1976. It was also requested to grant permission for change of developer for the said licensed land in favour of the new entity i.e. Blissfull Estates LLP as per policy dated 18.02.2015. The request was considered and in-principle approval in this regard was issued vide memo dated 20.12.2022 subject to fulfilment of certain terms and conditions.

3. In pursuance of above said in-principle approval, the licensee/new entity have submitted requisite documents/fee & charges on 17.01.2023 & 29.03.2023 which have been examined and found in order and area measuring 14.04375 acres is hereby transferred in the name of Blissfull Estates LLP. The terms and conditions as stipulated in the above said licence will remain the same and will be complied with the new entity i.e. Blissfull Estates LLP. The transferee company will also abide by the terms and conditions of the agreement LC-IV and Bilateral Agreement executed with the Director General, Town and Country Planning, Haryana, Chandigarh and also paid the outstanding amount of EDC.

4. The approval of all the plans etc. accorded in favour of original licensee shall now be deemed approved in favour of Blissfull Estates LLP, C-42 T/F Between C-30 to 43 Block, NDSE-II, Opposite A-71, New Delhi-11001. Permission for change of developer in terms of the policy parameters dated 18.02.2015 is also granted in favour of Blissfull Estates LLP.

5. These orders shall be read together with the licence no. 62 of 2018 dated 07.09.2018 issued by this office. The copy of LC-IV agreement and Bilateral agreement alongwith land schedule are hereby enclosed.

Dated:  
Place:

  
(T.L. Satyaprakash, IAS)  
Director General,  
Town & Country Planning  
Haryana Chandigarh

Endst. No. LC-3384/JE(RK)/2023/ 18926

Dated: 14/06/2023

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

1. M.G. Estate Pvt. Ltd., S-33, Green Park Main Market, Safdarjung Enclave, South Delhi, Delhi-110016.
2. Blissfull Estates LLP, C-42 T/F Between C-30 to 43 Block, NDSE-II, Opposite A-71, New Delhi-11001.
3. Chief Administrator, HSVP, Panchkula.
4. Director, Urban Estates Department, Haryana, Panchkula.
5. Superintending Engineer, HSVP, Panchkula.
6. Land Acquisition Officer, Panchkula.
7. Senior Town Planner, Panchkula.
8. District Town Planner, Karnal; and
9. Accounts Officer of this Directorate.

/

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

To be Read license no. 62 dated 07.09.2018

Revised land Schedule

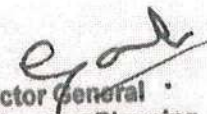
Land owned By Blissful Estates LLP. Distt Karnal.

Village	Rect. No.	Killa No.	Area	
Dodwa	13	16	8-0	
		17	8-0	
		24	7-11	
	14	19	25	7-11
			18/1	5-3
			23/2	4-17
			20	7-9
			21	7-11
	19	20	26 /2	0-11
			3/2	4-17
			4/2	4-17
			7	8-0
			8	8-0
			9/1	7-0
		<b>Total</b>	<b>89-7</b>	

Land owned by DGTCP, Haryana

Village	Rect. No.	Killa No.	Area	
Dodwa	13	18/2	2-17	
		23/1	2-14	
	19	20	3/1	3-3
			4/1	3-3
			9/2	1-0
			10	8-0 ✓
			6/2/2	2-2 ✓
	20	15/2	15/2	0-1 ✓
			<b>Total</b>	<b>23-0</b>
		<b>Grand Total</b>	<b>112-7 OR 14.04375 ACRES</b>	

Note:-Killa no. 13//16 min(1-1), 17 min(0-15), 24 min(2-19), 25 min(4-3),  
Total 8K-18M is under mortgage.

  
Director General  
Town & Country Planning  
Haryana, Chandigarh  
Jasvinder Arora

## Directorate of Town and Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh.

Phone: 0172-2549349; e-mail: tcpharyana7@gmail.com

Regd.

To

Blissfull Eatates LLP,  
C-42, 3<sup>rd</sup> Floor, South Ext. Part-2,  
New Delhi-110049.

Memo. No. LC-3384/JE(SB)/2024/ 27664

Dated: 03-09-2024

**Subject:** Request for renewal of Licence No. 62 of 2018 dated 07.09.2018 granted for setting up of Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 14.04375 acres in the revenue estate of village Dodwa, Sector-1, Taraori-Nilokheri, District Karnal.

**Reference:** Your applications dated 20.07.2023, 12.10.2023 & 26.06.2024 on the subject cited above.

Your request for renewal of Licence No. 62 of 2018 dated 07.09.2018 granted for setting up of Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 14.04375 acres in the revenue estate of village Dodwa, Sector-1, Taraori-Nilokheri, District Karnal has been examined and it has been decided to renew the licence upto 06.09.2025 subject to fulfillment of terms and conditions laid down in the licence alongwith the following conditions: -

1. It is clarified that this renewal will not tantamount to certification on developer satisfactory performance entitling licensee for renewal of licence for further period.
2. That you shall transfer the complete land falling under community site and 24 mtr wide sector road forming part of the licensed land to the Government alongwith mutation within 30 days of renewal of licence.
3. That you shall get approved Service Plan/Estimates of the colony within a period of 60 days from issuance this renewal order.
4. That you shall get the licence renewed till grant of final completion of the colony.

The renewal of licence will be void-ab-initio, if any of the conditions mentioned above are not complied with.

(Amit Khatri, IAS)  
Director,

Town & Country Planning  
Haryana Chandigarh

Endst. No. LC-3384/JE(SB)/2024/

Dated:

A copy is forwarded to following for information and further necessary action:

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Chief Account Officer of this Directorate.
4. Senior Town Planner, Panchkula.
5. District Town Planner, Karnal.
6. Nodal Officer (Website) for updation on website.

  
(Divya Dogra)

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

## Directorate of Town and Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh.

Phone: 0172-2549349; e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

Regd.

To

Blissfull Eatates LLP,  
C-42, 3<sup>rd</sup> Floor, South Ext. Part-2,  
New Delhi-110049.

Memo. No. LC-3384/JE(SB)/2025/ 42563

Dated:

10-11-25

**Subject:** Request for renewal of Licence No. 62 of 2018 dated 07.09.2018 granted for setting up of Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 14.04375 acres in the revenue estate of village Dodwa, Sector-1, Taraori-Nilokheri, District Karnal.

**Reference:** Your application received on 08.08.2025 on the subject cited above.

Your request for renewal of Licence No. 62 of 2018 dated 07.09.2018 granted for setting up of Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 14.04375 acres in the revenue estate of village Dodwa, Sector-1, Taraori-Nilokheri, District Karnal has been examined and it has been decided to renew the licence upto 06.09.2027 subject to fulfillment of terms and conditions laid down in the licence alongwith the following conditions: -

1. It is clarified that this renewal will not tantamount to certification on developer satisfactory performance entitling licensee for renewal of licence for further period.
2. That you shall get Bank Guarantee on account of IDW revalidated before 30 days from its expiry mentioning claiming period atleast 3 months more than the validity period.
3. That you shall get the licence renewed till grant of final completion of the colony.

The renewal of licence will be void-ab-initio, if any of the conditions mentioned above are not complied with.

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

Endst. No. LC-3384/JE(SB)/2025/

Dated:

A copy is forwarded to following for information and further necessary action:

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Chief Account Officer of this Directorate.
4. Senior Town Planner, Panchkula.
5. District Town Planner, Karnal.
6. Nodal Officer (Website) for updation on website.



(Divya Dogra)

District Town Planner (HQ)

For: Director, Town & Country Planning  
Haryana Chandigarh

## Directorate of Town & Country Planning, Haryana

Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh,  
Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - E-mail: [tcpaharyana7@gmail.com](mailto:tcpaharyana7@gmail.com)

### ORDER

Whereas, Licence No. 62 of 2018 dated 07.09.2018 stands granted for setting up of Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 14.04375 acres in the revenue estate of village Dodwa, Sector-1, Taraori- Nilokheri, District Karnal under the provisions of The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules 1976. As per terms and conditions of the licence and of the agreement executed on LC-IV, the developer LLP is required to comply with the provisions of The Haryana Development and Regulation of Urban Areas, Act, 1975 and Rules, 1976.

2. And, whereas, for delay in compliance of the provisions of Rule 28 of The Haryana Development and Regulation of Urban Areas Rules, 1976, developer LLP has submitted a request to compound the said offence. As per the rates finalized by the Govt., the composition fee has been worked out to be Rs. 12,000/-. The developer LLP has deposited the composition fee of Rs. 12,000/- vide transaction No. TCP37072325918197250 dated 18.09.2025.

3. Accordingly, in exercise of power conferred under Section-13(1) of The Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of delay in submission of documents in compliance of the provisions of Rules 28 of The Haryana Development and Regulation of Urban Areas Rules, 1976 by the developer LLP upto 31.03.2025.

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

Endst. no. LC-3384/JE(SB)/2025/

42570

Dated: 10-11-25

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

1. Blissfull Eatates LLP, C-42, 3<sup>rd</sup> Floor, South Ext. Part-2, New Delhi-110049.
2. Chief Accounts Officer (HQ) of this Directorate.

*Divya*  
(Divya Dogra)  
District Town Planner (HQ)  
For: Director, Town & Country Planning  
Haryana, Chandigarh