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

Licence No. 241. **of 2025**

This Licence is being granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to J.Estate, Suncity Kaithal, Opp of Dispensary, Kaithal, District Kaithal for setting up of additional license (in addition to Licence No. 180 of 2024 dated 09.12.2024 granted for setting up DDJAY, for an area 13.825 acres) for setting up of Affordable Residential Plotted Colony (DDJAY-2016) over an area measuring 6.00 acres in the revenue estate of village Basti Bhiwan, Sector-12, Tehsil & District Fatehabad.

1. The particulars of the land, wherein the aforesaid Affordable Residential Plotted Colony (DDJAY-2016) 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 area coming under the sector roads and restricted belt/green belt, if any, which forms part of licenced area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
   ii. That licencee shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
   iii. That licencee 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 licencee shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
   v. That licencee shall 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 licence.
   vi. That licencee understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and you 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.
   vii. That licencee 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.
   viii. That licencee shall make his 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.

Director
Town & Country Planning
Haryana, Chandigarh

ix. That licencee shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.

x. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

xi. That licencee shall use only LED fitting for internal lighting as well as campus lighting.

xii. That licencee 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 licence to enable provision of site in licenced land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.

xiii. 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.

xiv. That licencee shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.

xv. That licencee 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 licencee 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.

xvi. That licencee shall complete the project within seven years (5+2 years) from Date of grant of licence as per clause 1(ii) of the policy notified on 01.04.2016.

xvii. That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.

xviii. That licencee shall 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.

xix. That licencee 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 70% of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.

xx. That licencee shall abide by the terms and conditions of policy Dated 08.02.2016(DDJAY) and other direction given by the Director time to time to execute the project.

xxi. That licencee 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 licence granted.

xxii. That the licencee shall obey all the directions/restrictions imposed by the Department from time to time in public interest.

xxiii. That licencee shall execute the development works as per Environmental Clearance and company 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, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.

xxiv. That licencee 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.

3. That the licencee shall fulfill all the terms & conditions mentioned in the electrification plan approved by DISCOM vide Memo No. CH-10/OLNC-HT/FTH/EP-523 dated 27.11.2025.

4. The licence is valid up to 01-12-2030.

Dated: The 02-12-2025.
Chandigarh

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

Endst. No. LC-5264-B/Asstt.(MS)/2025/ 45902-914 Dated: 03-12-2025

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

1. J.Estate, Suncity Kaithal, Opp of Dispensary, Kaithal, District Kaithal 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, 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, Hisar.
8. Deputy Commissioner, Fatehabad.
9. Land Acquisition Officer, Fatehabad.
10. Senior Town Planner, Hisar along with a copy of Layout Plan.
11. District Town Planner, Fatehabad along with a copy of agreement & Layout Plan.
12. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
13. Project Manager (IT) for updation on the website.

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

To be read with Licence No. 241 of 2025 dated 02/12/2025.

Detail of land owned by J Estate.

Village	Rect. No.	Killa No.	AREA
Basti Bhiwan	229	14	8-0
		15	8-0
		16	8-0
		17	8-0
		24	8-0
		25	8-0
	TOTAL		48 Kanal 0 Marla Or 6.0 Acres.

Director
Town & Country Planning
Haryana, Chandigarh

AMIT KUMAR, EE