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

Licence No. 33 of 2026

This Licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 & Rules 1976 to Landmark Estate, Plot No. 7, First Floor, Shemrock Complex, Sector 6, Opp. Happy Family Hospital, Karnal-132001 for setting up of Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 9.30625 acres in the revenue estate of village Assandh, Sector-5, Assandh, District Karnal.

1. The particulars of the land, wherein the aforesaid Affordable Residential Plotted Colony under DDJAY Policy-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 you shall maintain and upkeep 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.

   (ii) That you shall construct 18/24/30 mtr. wide internal circulation road forming part of licensed area at your own cost and transfer the same to the Government within a period of 30 days from approval of zoning plan.

   (iii) That area under sector roads and restricted belt/green belt, if any, which forms part of licensed area in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred to the Government within a period of 30 days from approval of zoning plan.

   (iv) That you shall integrate the services with Haryana Shehri Vikas Pradhikaran services, as and when made available.

   (v) That you have 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 Haryana Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.

   (vi) That you have understood that the development/ construction cost of 24 m/18 m major internal roads is not included in the EDC rates and 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.

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Town & Country Planning
Haryana, Chandigarh

(vii) 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.

(viii) That you 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 Shehri Vikas Pradhikaran.

(ix) That you 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 the provisions of solar photovoltaic power plant shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for Completion Certificate.

(xii) That you shall use only LED fitting for internal lighting as well as campus lighting.

(xiii) 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.

(xiv) 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. applicant firm shall also provide detail of calculation of EDC per sqm/per sqft to the allottees while raising such demand from the plot owners.

(xv) 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.

(xvi) That you shall arrange power connection from UHBVNL 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 and complete the same before obtaining completion certificate for the colony.

(xvii) That you shall complete the project within seven years (5+2 years) from date of grant of license as per clause 1(ii) of the policy notified on 01.04.2016.

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

(xix) 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.

(xx) 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.

(xxi) That no further sale has taken place after submitting application for grant of licence.

(xxii) That you shall not give any advertisement for sale of plots/ commercial area before the approval of zoning plan.

(xxiii) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.

(xxiv) That you shall abide by the terms and conditions of the policy notified on 08.02.2016, as amended from time to time.

(xxv) 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 Act.

(xxvi) That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.

(xxvii) That you shall maintain the landscape/green cover over the underground STP & UGT.

(xxviii) 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.

(xxix) That you shall comply with the provisions of policy dated 20.10.2020.

(xxx) That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(l)(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.

(xxxi) 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.

(xxxii) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.

(xxxiii) The implementation of such mechanism shall, however, have no bearing on EDC installment 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 installments that are due for payment get paid as per the prescribed schedule.

(xxxiv) That you shall not encroach the revenue rastas passing through the applied site, if any and keep it free thoroughfare movement of general public.

(xxxv) That you shall maintain ROW beneath 11 KV HT Line passes through applied site, till the shifting of same.

(xxxvi) That you shall abide with all the directions/restrictions imposed by the Department from time to time.

(xxxvii) That you shall get NOC from competent authority of DISCOM before grant of occupation certificate/part completion certificate/completion certificate in compliance of notification dated 03.10.2023 issued by the Haryana Electricity Regulatory Commission (HERC).

3. That you shall pay the differential fee & charges, as and when demanded by the Department on account of revision of rates, without any objection or claim.

4. That you shall submit NOC issued by competent authority to construct culvert over 2 karam wide Khal passing through applied site, before approval of Zoning Plan or within a period of 60 days from grant of final permission, whichever is earlier.

5. The licence is valid up to 18/02/2031.

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

Dated: 19/02/2026.
Place:

Endst. No. LC-5846/JE (SB)/2026/ 6324-38 Dated: 19-02-2026

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

1. Landmark Estate, Plot No. 7, First Floor, Shemrock Complex, Sector 6, Opp. Happy Family Hospital, Karnal-132001 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. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Panchkula
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
11. Land Acquisition Officer, Panchkula.
12. Senior Town Planner, Panchkula alongwith layout plan.
13. District Town Planner, Karnal alongwith a copy of agreement and layout plan.
14. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
15. Nodal Officer (Website) to update the status on the website.

Babita

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

To be read with License No. 33 Dated 19/02/2026

Detail of land owned by Landmark Estate:-

Village	Rect.No.	Killa No.	Area (K-M)
Assandh	311	16	7-12
		17	8-0
		18	8-0
		19	8-0
		21 min	5-17
		22/1	0-13
		22/2 min	4-14
		23 min	4-18
		24 min	4-18
		25 min	6-18
	326	1/1	4-0
		2/1	3-14
		5 min	5-18
	310	21/1	1-7
		Total	74-9 Or 9.30625 acres

Director
Town & Country Planning
Haryana, Chandigarh
Suman Patwari