

## TOWN AND COUNTRY PLANNING DEPARTMENT

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ix. That you 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.

.T.C.P. (Hr.)

- x. 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 Urban Development Authority.
- xi. 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.
- xii. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiii. That you shall use only LED fitting for internal lighting as well as campus lighting.
- xiv. 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.
- xv. 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.
- xvi. 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.
- xvii. 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.
- xviii. 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.
- xix. That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- xx. 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.
- xxi. 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.
- xxii. That no further sale of the licence applied land has taken place after submitting application for grant of licence.
- 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 01.04.2016.
- xxv. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed there under shall be followed by the applicant in letter and spirit.

xxvi. That you shall abide by the terms & conditions of the policy dated 08.02.2016 (DDJAY) and other directions given by the Director time to time to execute the project.

3. That the 50% saleable area in the layout plan, to be issued alongwith the license alongwith revenue detail, which is to be freezed as per clause 5(i) of the policy dated 01.04.2016. The area so freezed shall be allowed to sell only after completion of all Internal Development Works in the colony.

4. The licence is valid up to 12/06/2023.

Dated: The 13/06/2018.

Chandigarh

(K. Makrand Pandurang, IAS)

Director

Town & Country Planning

Haryana, Chandigarh

Email: [tcpharyana6@gmail.com](mailto:tcpharyana6@gmail.com)

Endst. No. LC-3622- PA (SN)-2018/ 17528-543 Dated: 13-06-2018

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

1. Panchwati Cooperative House Building Society Ltd. in collaboration with Shristi Infradevelopers Pvt. Ltd 204-205, Meghna Complex, Sheela Bye Pass Chowk, Rohtak alongwith a copy of agreement, LC-IV B, Bilateral agreement & layout plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, 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, HUDA, Rohtak.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Rohtak along with a copy of agreement.
11. Land Acquisition Officer, Rohtak.
12. Senior Town Planner, Rohtak alongwith layout plan.
13. Senior Town Planner (E&V), Haryana, Chandigarh.
14. District Town Planner, Jhajjar along with a copy of agreement and layout plan.
15. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
16. Nodal Officer (Website) to update the status on the website.

(Lalit Kumar)


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

To be read with License No. 38 dated 13/06 of 2018,

Detail of land owned by Panchwati Cooperative House Building Society Ltd;

Village	Rect No	Killa No	Area (K-M)
Bohar	135	23/1/2	0-2
		23/2/2	0-12
		24/2	0-19
	166	1/2/2	0-13
		5/1/2	0-16
		6/2	1-4
		8/2	1-2
		9/1/1	0-17
		9/2/1	0-1
		13/2	2-14
		15/1	0-2
		2	7-12
		3/1	7-14
		4/1/1	1-4
		4/1/3	0-5
		7/1	4-18
		14	9-0
		Total	39-15
		Conveyence Deed	01-13.27
		Grand Total	41 K-8.27 M OR 5.176 Acres

Note: - Killa no. 166//13/2 min (1-2), 7/1 min (1-14) and 14 min (0-9) total 3K-5M is under mortgage.

  
Director,  
Town & Country Planning  
Haryana  
*Jasvir Arora*