

Regd.

To

Sonika Properties Pvt. Ltd. & others,
Suncity Business Tower, 2nd Floor,
Golf Course Road, Sector-54,
Gurugram-122002


Memo No. LC-1924/JE(MK)-2018/29248 dated: 12-10-18

Subject: Request for renewal of Licence No. 65 of 2010 dated 21.08.2010 granted for setting up Residential Group Housing colony over an area measuring 14.183 acres in Sector 36A, Rohtak.

Reference: Your application dated 16.08.2018 on the subject cited above.

1. Licence No. 65 of 2010 dated 21.08.2010 granted for setting up Residential Group Housing colony over an area measuring 14.183 acres in Sector 36A, Rohtak is hereby renewed up to 20.08.2020 on the same terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
3. That you shall be bound to adhere to the provisions of Section 3(3)(a)(iv) of Act No. 8 of 1975 as amended from time to time regarding construction / transfer of community sites.
4. The delay of allotment of EWS flats, will be got compounded in accordance with the provisions of departmental policy dated 16.08.2013.
5. You shall convey the details of EWS flats immediately not later than 60 days from grant of Occupation certificate to Housing Board Haryana for purpose of inviting application and identification of beneficiaries as per policy dated 17.05.2018.
6. The portion of the service road falling within licensed land will be transferred in favour of Govt. as and when direction in this regard will be issued.
7. You shall get the licence renewed till final completion of the colony is granted.

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


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

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Directorate of Town & Country Planning, Haryana

Ayodhya Bhawan, Sector-10, Chandigarh, web site tcepharyana.gov.in
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Regd.

FORM LC-V
(See Rule-12)

Licence No. 65 of 2010

This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to M/s Sonika Properties Pvt. Ltd., M/s Dipesh Realtors Pvt. Ltd., M/s Samdarshi Promoters & Developers Pvt. Ltd., M/s Nachiketa Project Pvt. Ltd. C/o Sonika Properties Pvt. Ltd, N-49, 1st Floor, Cannught Place, New Delhi-1, for setting up of Group Housing Colony on the land measuring 14.813 acres falling in the revenue estate of village Rohtak, District Rohtak.

2. The particulars of land wherein the aforesaid residential colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
 - a) That the Residential Group Housing Colony is laid out to conform to the approved building plan and the development works are executed according to the designs and specifications shown in the approved plan.
 - 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 Rules, 1976 made there-under are duly complied with.
 - c) That the demarcation plan of the colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
4. That you shall construct service road forming part of your site at your own cost and same will be transfer free of cost to the Govt.
5. That you shall derive permanent approach from the service road along the development plan road.
6. That you will not give any advertisement for sale of Commercial area and flat in group housing area before the approval of layout plan/building plans of the same.
7. That the portion of sector/Master plan road which shall form part of the licenced area if any shall 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.
8. That you shall obtain approval/NOC from the competent authority to fulfill the requirements of notification no. S.O. 1533 (E) dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
9. That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
10. That you shall provide the rain water harvesting system as per central ground water Authority Norms/ Haryana Govt. notification as applicable.
11. That you shall provide the Solar water heating system as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
12. That you will use only CFL fittings for internal lighting as well as for campus lighting in the complex.

(T. C. Gupta, I.A.S.)
Director, Town & Country Planning
Haryana, Chandigarh

13. That the licensee shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DTCP till the services are made available from external Infrastructure to be laid by HUDA.
14. That the cost of 24/18 m wide road/major Internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any along with the construction cost of 24/18 m wide road/major Internal road as and when finalized and demanded by the Director Town & Country Planning, Haryana.
15. That you will intimate your official "Email ID" to the department and correspondence done by department on this ID shall be treated as official intimation & legally valid.
16. That you shall convey "Ultimate Power Load Requirement" of the project to the concerned power utility, with a copy to the Director, within two month period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
17. The licence is valid upto 20-8-2014.

Dated: Chandigarh
The 21-8-2010

(T.C. Gupta, I.A.S.)
Director, Town & Country Planning
Haryana Chandigarh

Endst No. LC-1924A-JE(S)-2010/10421 Dated:- 23-8-2010

- A copy is forwarded to the following for information and necessary action:-
1. M/s Sonika Properties Pvt. Ltd., M/s Dipesh Realtors Pvt. Ltd., M/s Samdarshi Promoters & Developers Pvt. Ltd., M/s Nachiketa Project Pvt. Ltd. C/o Sonika Properties Pvt. Ltd, N-19, 1st Floor, Cannaught Place, New Delhi-1 along with copy of agreement LC-IV and bilateral agreement.
 2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
 3. Chief Administrator, HUDA, Panchkula.
 4. Managing Director, HVPN, Planning Directorate, Shakil Bhawan, Sector-6, Panchkula.
 5. Joint Director, Environment Haryana -Cum-Secretary, SEAC, SCO No. 1-3, Sector -17D Chandigarh.
 6. Addl. Director Urban Estates, Haryana, Panchkula.
 7. Administrator, HUDA, Rohtak.
 8. Chief Engineer, HUDA, Panchkula.
 9. Superintending Engineer, HUDA, Rohtak along with a copy of agreement.
 10. Land Acquisition Officer, Rohtak.
 11. Senior Town Planner, Rohtak. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 8 above before starting the Development Works.
 12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
 13. Senior Town Planner (Monitoring Cell), Haryana, Sector-8, Chandigarh.
 14. District Town Planner, Rohtak along with a copy of agreement.
 15. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(P.P. Singh)
District Town Planner (HQ)
For Director, Town and Country Planning,
Haryana, Chandigarh.

TO BE READ WITH LICENCE NO. 65. OF 2010

1. Detail of land owned by M/s Sonika Properties Pvt. Ltd. village & Distt. Rohtak.

| Village | Khasra No. | Area B-B-B |
|---------|------------|--------------------------------------|
| Rohtak | 7320 | <u>3-2-0</u> 3-2-0 or 1.937 acres |

2. Detail of land owned by M/s Dipesh Realtors Pvt. Ltd. village & Distt. Rohtak.

| | | |
|--------|------|-----------------------|
| Rohtak | 7475 | 2-14-0 |
| | 7283 | 1-0-0 |
| | 7286 | 0-7-0 |
| | 7285 | 0-6-0 |
| | 7287 | <u>1-11-0</u> |
| | | 5-18-0 or 3.688 acres |

3. Detail of land owned by M/s Samdarshi Promoters & Developers Pvt. Ltd. village & Distt. Rohtak.

| | | |
|--------|------------|------------------------|
| Rohtak | 10462/7288 | 1-1-0 |
| | 10463/7289 | 0-6-0 |
| | 7317 | 4-7-0 |
| | 7319 | 2-7-0 |
| | 16352/7322 | <u>2-9-0</u> |
| | | 10-10-0 or 6.563 acres |

4. Detail of land owned by M/s Nachiketa Projects Pvt. Ltd. village & Distt. Rohtak.

| | | |
|--------|------------|----------------------|
| Rohtak | 16351/7322 | 1-6-0 |
| | 16353/7323 | 1-3-0 |
| | 16354/7323 | <u>1-15-0</u> |
| | | 4-4-0 or 2.625 acres |

Grand Total= 23-14-0 or 14.813 acres

Director
Town and Country Planning,
Haryana, Chandigarh
2010