

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

License No. 46. of 2011

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to S/Smt/Sh. Sukhwinder Singh, Ajayab Singh, Gurdyal Singh, Balbir Singh Ss/o Shingara Singh, Ajeet Singh, Harbhajan Singh S/o Tirlok Singh, Gurcharan Singh, Sukhchain Singh Ss/o Kehar Singh, Jasbeer Kaur, Gurbachan Kaur, Kulwant Kaur, Rajwant Kaur Ds/o Kehar Singh, Kapoor Kaur wd/o late Pritam Singh, Jasminder Singh s/o Pritam Singh, S/Smt/Sh. Sawaran Singh, Gurbachan Singh, Amrik Singh, Joga Singh Ss/o Teja Singh, Puran Singh S/o Bahadur Singh C/o M/s. Ultratech Township Developer Pvt. Ltd. SCO No. 14, 1<sup>st</sup> Floor, Main Market, Sector 8, (HUDA) Karnal for setting up of a Group Housing Colony in the revenue estate of village Budda Khera & Phoosgarh, Sector 32, Distt. Karnal.

1. The particulars of the land wherein the aforesaid colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The License granted is subject to the following conditions:
  - a) That the Group Housing Colony area is laid out to conform to the approved layout plan and 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 the Rules 1976 made there under are duly complied with.
3. That you will construct 24 mtrs wide internal circulation road falling through your site side at your own costs and the entire road shall be transferred free of cost to the Government.
4. That the portion of Sector/Master plan road which shall form part of the licensed area 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.
5. That the licensee will not give any advertisement for sale of flats/plots/office/floor area in colony before the approval of layout plan/building plan.
6. That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration service. The decision of the competent authority shall be binding in this regard.
7. That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14-09-2006 of Ministry of Environment & Forest, Government of India before starting the development works of the colony.
8. That the developer will use only CFL fittings for internal lighting as well as campus lighting.
9. That you shall convey the 'Ultimate Power Load Requirement' of the project to the date of grant of license to enable provision of site in your land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
10. That you shall make arrangement for water supply, sewerage, drainage etc, to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HUDA.

D.G.T.C.P. (Hr)



11. That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/ Haryana Govt. notification as applicable.
12. 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.
13. That you shall abide with the policy dated 04.05.2010 related to allotment of EWS Flats/Plots.
14. That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
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. The license is valid up to 22-5-2015.

Dated: The 23-5-2011.  
Chandigarh

(T.C. Gupta, IAS)  
Director General, Town & Country Planning  
Haryana, Chandigarh  
email : tcphry@gmail.com *Vw/5r*

Endst. No . LC-2479-JE(VA)-2011/ 6859

Dated: 24/5/11

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

1. S/Smt/Sh. Sukhwinder Singh, Ajayab Singh, Gurdyal Singh, Balbir Singh Ss/o Shingara Singh, Ajeet Singh, Harbhajan Singh S/o Tirlok Singh, Gurcharan Singh, Sukhchain Singh Ss/o Kehar Singh, Jasbeer Kaur, Gurbachan Kaur, Kulwant Kaur, Rajwant Kaur Ds/o Kehar Singh, Kapoor Kaur wd/o late Pritam Singh, Jasminder Singh s/o Pritam Singh, S/Smt/Sh. Sawaran Singh, Gurbachan Singh, Amrik Singh, Joga Singh Ss/o Teja Singh, Puran Singh S/o Bahadur Singh C/o M/s. Ultratech Township Developer Pvt. Ltd. SCO No. 14, 1<sup>st</sup> Floor, Main Market, Sector 8, (HUDA) Karnal alongwith a copy of agreement, LC-IV B and Bilateral agreement. *& a copy of Zoning 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, Pryatan Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Panchkula.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Karnal along with a copy of agreement.
11. Land Acquisition Officer, Panchkula.
12. Senior Town Planner, Panchkula.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. Senior Town Planner (Monitoring Cell), Haryana, Sector-8, Chandigarh.
15. District Town Planner, Karnal along with a copy of agreement.
16. Chief Accounts Officer (Monitoring) alongwith original Bank Guarantees (EDC & IDC) and copy of agreements.
17. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

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

- Detail of land owned by Sukhwinder Singh, Ajayab Singh, Gurdyal Singh, Balbir Singh Ss/o Shingara Singh-150/587 share, Ajeet Singh, Harbhajan Singh S/o Tirlak Singh-206/5875 share, Gurcharan Singh, Sukhchain Singh Ss/o Kehar Singh- 85/587 share, Jasbeer Kaur, Gurbachan Kaur, Kulwant Kaur, Rajwant Kaur Ds/o Kehar Singh-42/587 share, Kapoor Kaur wd/o Pritam Singh, Jasminder Singh S/o Pritam Singh-104/587 share, Distt. Karnal.

Vilalge	Rect. No	Killa No.	Area K - M	Area Applied K - M
<u>Budda Khera</u>	36	1	7-0	5-17
		2	8-0	6-13
	<b>Total</b>		15-0	12-10

Or 1.562 acres

- Detail of land owned by Sukhwinder Singh, Ajayab Singh, Gurdyal Singh, Balbir Singh Ss/o Shingara Singh-equal shares.

Vilalge	Rect. No	Killa No.	Area K - M	Area Applied K - M
<u>Phoosgarh</u>	3	22/2	4-0	4-0
	<b>Total</b>		4-0	4-0

Or 0.50 acre

- Detail of land owned by Gurcharan Singh, Sukhchain Singh Ss/o Kehar Singh-443/1496 share, Jasbeer Kaur, Gurbachan Kaur Kulwant Kaur, Rajwant Kaur Ds/o Kehar Singh-111/748 share, Sawaran Singh, Gurbachan Singh, Amrik Singh, Joga Singh Ss/o Teja Singh-125/748 share, Puran Singh S/o Bahadur Singh-20/187 share, Sukhwinder Singh, Ajayab Singh, Gurdyal Singh, Balbir Singh Ss/o Shingara Singh-421/1496 share

Vilalge	Rect. No	Killa No.	Area K - M	Area Applied K - M
<u>Budda Khera</u>	36	9	8-0	8-0
		10	7-0	7-0
		12	8-0	8-0
		19	8-0	8-0
		22	3-7	3-7
	<b>Total</b>		34-7	34-7

Or 4.294 acres

Grand Total = 50 K - 17 M or 6.356 Acres

Director General  
Town & Country Planning  
Haryana, Chandigarh

For Ultratech Township  
11/11/2011







गौव : गुदाबेडा

2 3

श्री 47 या जलेशी नाम तरफ या पत्नी जगावली न.

विवाह संहिता मालिका नाम

हस्तगत नं. : 1

जिला : कानात

तहसील : कानात

साल : 2017-2018

12

## नकल जमावली (पुस्त पटवार)

4	5	6	7	8	9	10	11	12
विवाह संहिता मालिका नाम	विवाह संहिता कारकाकार	पुरुष या सिपाई के अन्य साधन का नाम	नम्र या सहा या के नम्र और किने	रक्का और किने जमीन	दर और संख्या के द्योरे के साथ सगाना ये गुजारा देता है	हिस्सा या फकीयत का पैमाना और बाण्ड का टंगा	जान और अग्रिम के	

47	54	अजीत सिंह नम्रदार	अजीत सिंह, गुदाबेडा सिंह.	अजीत सिंह, हरभजन सिंह	हरभजन सिंह, गुदाबेडा सिंह.	हरभजन सिंह, गुदाबेडा सिंह.	हरभजन सिंह, गुदाबेडा सिंह.	हरभजन सिंह, गुदाबेडा सिंह.
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वतवीर सिंह पुत्रात शिनावा सिंह पुत्र	हर दो समभाना 2/3 भाग	हर दो समभाना 2/3 भाग	हर दो समभाना 2/3 भाग	हर दो समभाना 2/3 भाग	हर दो समभाना 2/3 भाग	हर दो समभाना 2/3 भाग	हर दो समभाना 2/3 भाग	हर दो समभाना 2/3 भाग
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ठाकर सिंह	हर दो समभाना 225/1174 भाग	हर दो समभाना 225/1174 भाग	हर दो समभाना 225/1174 भाग	हर दो समभाना 225/1174 भाग	हर दो समभाना 225/1174 भाग	हर दो समभाना 225/1174 भाग	हर दो समभाना 225/1174 भाग	हर दो समभाना 225/1174 भाग
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0602019000159533

## नकल जमाबंदी (पुस्त पटवार)

गँव : बूढाछेडा

खेवर या खर्तौनी नामा तरफ या पत्नी  
जमाबंदी नं.

हस्तन नं. : 1

जिला : करनाल

तहसील : करनाल

साल : 2017-2018

अभिपुक्ति

विवरण सहित मासिक नाम	विवरण सहित कारतकार	धुर या सिचाई के अन्य साधन का नाम	नम्बर खसरा या मुरवा और किले का नम्बर	रकबा और किसिम जमीन	दार और संख्या के द्योरे के साथ लगान जो भुजारा देता है	हिस्सा या फकीयत का पैमाना और गाछ का दंग	गाल और खार्ई के द्योरे सहित गाँव	अभिपुक्ति
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यसदर सिंह

हर घर समभाग

42/587 भाग

कपुर बौर विधवा य

जसजिन्द सिंह पुत्र

मिन्म सिंह पुत्र

तत्तोक, सिंह

हर दो समभाग

104/587 भाग

रुदीप सिंह पुत्र

सुखजिन्द सिंह पुत्र

शिनाग सिंह

75/1174 भाग

यासीदेर

47 गाव

जमीन सिंह गाव

40-9 का 56/808  
भाग यसदर 2-16 कुल रकबा  
12-14 यदले नु.  
293000/- रु बाहक  
OBC सेक्टर 12 यू.ई. करनाल  
के पास ता अदायगी रकम  
रकबा आड रदन रहेगा।  
नलनलन  
नलनलन  
रपट नं. 100/06-02-18  
के अनुसार भिन्नजानव  
रुदीप सिंह पुत्र  
सुखजिन्द सिंह ने खेवट  
46 का 16-17 का  
75/1174 भाग यसदर  
1-1 य खेवट 47 का रकबा  
40-9 का 421/5984  
भाग यसदर 2-16 य  
खेवट 108 का रकबा  
71-1 का रकबा 1/8  
भाग यसदर 8-17 कुल  
रकबा 8-17 कुल रकबा  
12-14 यदले नु.  
219000 रु + 150000 रु  
कुल रकबा 369000/- रु  
बाहक केनारा धीमा, सेंट टरेसा  
कावेट स्कूल सेक्टर 9  
के पास आड रदन रहेगा।

Issued to : mayank

Generated by (mayank) No. 0602019000159533 : Date: 28/05/2019 12:02 PM

Total Charges: \$5 Rupees Only (Fee: 30 + Computer Service Charges: 25)

Generated by (mayank) No. 0602019000159533 : Date: 28/05/2019 12:02 PM

Total Charges: \$5 Rupees Only (Fee: 30 + Computer Service Charges: 25)





060201900015953

## नकल जमाबंदी (पड़त पटवार)

गॉट : मुदावेडा

देवद मा यतीनी नादा स्तरफ या पती विवरण सहित नालिक  
नामा न.

हदबस्त न. : 1

जिला : करनाल

तहसील : कानाल

साल : 2017-2018

विवरण सहित नालिक नाम	विवरण सहित कारतकार	जुं या सिंकाई के अन्य साधन का नाम	नम्बर बस्तार या नुम्बे और किले का नम्बर	रकबा और किस्ता जमीन	दर और संख्या के ब्यौरे के साथ लगान जो भुजारा देता है	हिस्सा या इकियत का पैमाना और बाड का दंग	माल और सवाई के ब्यौरे सहित	अभियुक्ति
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55

गुरधण सिंह,

नलपूर

35//

10

6-7 पाले

सुखदेव सिंह

हर दो सम्माना

85/127 भाग

हिस्सेदारान

सर्वे श्रीमति जसवीर

कौर,

गुरधण कौर,

सुखवन्त कौर,

रजवन्त कौर

हर धार सम्माना

42/127 भाग

यासीदेर

हिस्सेदारान

47भाद

अजीत सिंह पाल

मिजान इकियत

किसे 4 16-17

कुल भवराजा

16-17

7-14 पाले

9-3 पाले नाली

36//

1/2

2/2

6-13 ग. मु.

कच्चा

385/17

Order No. 1 made by the Revenue Officer No. 000201900015953 - Dated: 28-05-2019 00:00:00 Issued to : naryank

Order No. 2 by the Revenue Officer No. 000201900015953

Generated (Communication Charge)

Total Charges: 55 Rupees Only (Fee: 30 + Computer Service Charges: 25)



3/4

### अभिव्यक्ति

**अभियुक्ति**

46-17 गै.सु.

Auth. Signatory



1

FORM BR-III  
(See Code 4.2 (4))  
Form of Sanction

From

Chief Town Planner, Haryana-cum-Chairman,  
Building Plan Approval Committee,  
O/o Director, Town & Country Planning Department,  
Haryana, Nagar Yojna Bhavan,  
Madhya Marg, Sector 18, Chandigarh.  
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,  
E-mail: tcpharyana7@gmail.com  
Website www.tcpharyana.gov.in.

To

Ultratech Township Developers Pvt. Ltd.,  
Adjoining Hotel Noor mahal,  
Sector-3, Karnal -132001.

Memo No. ZP-772/PA(DK)/2023/ 1624 Dated 17-01-2023

Subject:

Approval of revised building plans for Block-T1, T5, T6, T9 & T10, Basement Community, Shopping and EWS falling in Group Housing Colony on the area measuring 6.359 acres (License No. 46 of 2011 dated 23.05.2011) in Sector-32 Karnal developed by Ultratech Township Developers Pvt. Ltd.

Reference your application dated 12.12.2022 submitted in the office STP, Panchkula) for permission to erect the buildings in Block-T1, T5, T6, T9 & T10, Basement Community, Shopping and EWS falling in Group Housing Colony on the area measuring 6.359 acres (License No. 46 of 2011 dated 23.05.2011) in Sector-32 Karnal in accordance with the plans submitted with it.

It is to inform you that the "Provisional" revised building plans were approved vide this office memo No. 29176 dated 27.09.2022 with a condition that the variations should be published in three Newspapers and displayed at various locations. As per report of the STP, Panchkula vide his office memo No. 4867 dated 23.12.2022 you had invited objections from all existing allottees through a Public Notice on 27.10.2022 about the building plans in three Newspapers namely 'The Pioneer' (English), 'The Tribune' (English) & 'Pioneer' (Hindi). Further, you have informed all the existing allottees through registered post also and submitted an undertaking 21.12.2022 to the effect that no right of any existing allottees(s) have been infringed and no objections on the proposed building plan (revised) have been received from quarter concerned i.e. allottees or any other person.

In view of above your request to consider the earlier approved "Provisional" building plans as "Final" has been examined and it has been decided to consider the earlier approved "Provisional" building plans vide this office memo No. 29176 dated 27.09.2022 as "Final" building plans and permission is hereby granted for the aforesaid construction subject to the provisions of the Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963 and Haryana Building Code-2017 subject to the following amendments, terms and conditions:-



1. The plans are valid for a period of 2 years of the buildings less than 15.00 meters in height and 5 years for the multistoried buildings from the date of issuance of sanction, subject to validity of licenses granted for this scheme.
2. The structural responsibility of the construction shall be entirely of the owner/ supervising architect/ Engineer of the scheme.

Further that: -

- a) The building shall be constructed in accordance to the Structure Design by Structure Engineer and certified by Proof Consultant on prescribed FORM BR-V (A2).
- b) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
- c) No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
- d) The roof slab of the basement external to the buildings if any shall be designed/ constructed to take the load of fire tender up to 45 tones.

3. FIRE SAFETY:

- (i) The colonizer and the Supervising Architect of the project shall be entirely responsible for making provisions of fire safety and fire-fighting measures and shall abide by all fire safety bye laws.
  - (ii) That you shall get approved the fire-fighting scheme in accordance with the Section 15 of the Haryana Fire Safety Act-2009 and directions issued by the Director, Haryana Fire Services, Haryana, before starting the construction work at site.
4. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DTCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DTCP shall be pre-requisite.
  5. That you shall furnish the service plan/ estimate of this scheme in accordance with approved building plans.
  6. Based on the actual estimated cost of internal development of the colony you shall furnish additional bank guarantee, if required.
  7. The revenue Rasta if any passing through the site shall be kept unobstructed.
  8. If any infringement of byelaws remains unnoticed, the Department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the Department shall stand indemnified against any claim on this account.
  9. The layout showing the electric installation shall have to be got approved from the competent authority before execution of work at site.
  10. No person shall occupy or allow any other person to occupy any new building and before grant of occupation certificate, you shall apply for occupation certificate as per the provisions of Code 4.10 of the Haryana Building Code-2017 which shall be accompanied by certificates regarding completion of works described in the plans and it shall be accompanied by:
    - (i) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.



- (ii) A clearance from Fire Safety point of view from the competent authority.
11. The provision of letter boxes for each dwelling unit shall be made at the ground floor of each building.
  12. The basements shall be used for parking and services as prescribed in the approved zoning plan and building plans. The parking lots proposed in the scheme shall be exclusively for the use of flat owners/residents of the group housing scheme. The parking lot shall not be leased out /transferred to any person who is not a flat owners /residents of the group housing complex.
  13. That you shall comply with the conditions laid down in the Memo No. 32085 dated 20.02.2020 of Superintending Engineer (HQ), HSVP, Panchkula (Copy enclosed).
  14. That you shall comply with the conditions laid down in the Memo No. 19505 dated 04.03.2022 of Deputy Director, Directorate Fire Service, Haryana, Panchkula (Copy enclosed).
  15. GENERAL: -
    - (i) That you shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
    - (ii) That you shall strictly comply with the directions of MoEF Guidelines, 2010 while raising construction and comply with the Instructions of Director, Town and Country Planning, Haryana, Chandigarh issued vide orders dated 14.5.2015 which is also available on the departmental website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in).
    - (iii) That you shall submit the fire-fighting scheme duly approved in accordance with the section 15 of the Haryana Fire Safety Act 2009 and directions issued by Director, Urban Local Bodies Haryana before starting the construction work at site.
    - (iv) That you shall submit the approved Electrical Service Plan from competent authority and certificate to this effect that adequate arrangement has been put in place before grant of occupation certificate.
    - (v) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
    - (vi) That you shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
    - (vii) That you shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
    - (viii) That you shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
    - (ix) That If any, site for Electric Sub Station is required, same will be provided by you in the colony.



- (x) That provision of parking shall be made within the ~~the~~ <sup>area earmarked</sup> /designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
  - (xi) That you shall follow provisions of section 46 of The Persons with Disabilities (Equal Opportunities, protection of Rights and full Participation) Act, 1995' which includes construction of Ramps in public buildings, adaption of toilets for wheel chair users, Braille symbols and auditory signals in elevators or lifts and other relevant measures for Hospitals, Primary Health Centre and other medical care and rehabilitation units.
  - (xii) That you shall abide the terms and conditions of the Undertaking/Affidavit submitted in the office of Administrator, HSVP, Panchkula in compliance of Order dated 16.07.2012 of the Hon'ble High Court and shall not extract groundwater for construction purposes.
  - (xiii) That you shall abide by the policies issued by the Department regarding allotment of EWS flats time to time.
  - (xiv) That you shall not construct the building beyond 30.0 mtrs. without getting the valid NOC from AAI.
  - (xv) That you shall submit the scanned copy of the approved building plans in CD format within one week to this office from the issuance of this letter.
16. Environment: That you shall raise construction as per guidelines of MoEF-2010 issued regarding Building, Construction, Township and Area Development Projects.
17. In addition, you shall comply with the instructions of Director, Town & Country Planning, Haryana, Chandigarh issued vide order dated 14.05.2015, available on the Departmental Website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in) at URL :[https://tcpharyana.gov.in/Policy/Misc392%20OA%20No.%2021%20of%202014%20Vardhaman%20Kaushik%20Vs.%20UOI\\_ors.pdf](https://tcpharyana.gov.in/Policy/Misc392%20OA%20No.%2021%20of%202014%20Vardhaman%20Kaushik%20Vs.%20UOI_ors.pdf) in compliance of the orders dated 10.04.2015 passed by Hon'ble National Green Tribunal in OA No. 21 of 2014, which are as under:
- (i) You shall put tarpaulin on scaffolding around the area of construction and the building. You are also directed that you shall not store any construction material particularly sand on any part of the street/roads.
  - (ii) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the Air in any form.
  - (iii) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
  - (iv) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
  - (v) The vehicles carrying construction material and construction debris of any kind should be cleaned before it is permitted to ply on the road after unloading of such material.



- (vi) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- (vii) Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
- (viii) It shall be the responsibility of every owner/builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of Hon'ble NGT order dated 10.04.2015 referred above.
- (ix) All to take appropriate measures and to ensure that the terms and conditions of the Hon'ble NGT order dated 10.04.2015 referred above in OA No. 21 of 2014 and the earlier orders passed in said case should strictly comply with by fixing sprinklers, creations of green air barriers.
- (x) Compulsory use of wet jet in grinding and stone cutting.
- (xi) Wind breaking walls around construction site.
- (xii) That you shall ensure that least dust has emitted into air/atmosphere and all steps are taken to prevent the same.
- (xiii) That all the builders, who are building commercial, residential complexes which are covered under the EIA Notification of 2006, shall provide green belt around the building that they construct and compliance of the same shall be ensured prior to issuance of occupancy certificate. The width of green belt will be kept 1.5 meter along boundary wall within site, along periphery.
- (xiv) If any person, owner and or builder is found to be violating any of the conditions stated in this order and or for their non-compliance such person, owner, builder shall be liable to pay compensation of ₹ 50,000/- per default in relation to construction activity at its site and ₹ 5,000/- for each violation during carriage and transportation of construction material, debris through trucks or other vehicles, in terms of Section 15 of the NGT Act on the principle of Polluter Pay. Such action would be in addition not in derogation to the other action that the Authority made take against such builder, owner, person and transporter under the laws in force.
- (xv) All the owners/builders shall ensure that C & D waste is transported in terms of this order to the site in question only and due record in that behalf shall be maintained by the builders, transporters and NCR of Delhi.
- (xvi) It is made clear that even if constructions have been started after seeking Environmental Clearance under the EIA notification 2006 and after taking other travel but is being carried out without taking the preventive and protective environmental steps as stated in above said order dated 10.04.2015 passed by NGT and MOEF guidelines, 2010, the State Government, SPCB and any officer of any Department as afore-stated shall be entitled to direct stoppage of work,



18. As per the condition of the licence, you were required to convey ultimate power load requirement to the Department. The same may be supplied within a month from the issuance of this letter.
19. That you shall deposit the balance amount of Labour Cess in future, time to time as per progress in construction at site.
20. That the colonizer shall transfer the land forming part of sector road, service roads, green belts and 24/18 mtr. wide road as the case may be, shall be transferred within a period of 30 days, in favour of the Govt from the date of approval of building plan.

*This sanction will be void abinitio, if any of the conditions mentioned above are not complied with.*

DA/As above & One set of Building Plans.



(Sunita Sethi)

Senior Town Planner (HQ),  
Member Secretary

For: Chief Town Planner, Haryana-cum-Chairman,  
Building Plan Approval Committee,  
Town & Country Planning Department,  
Haryana, Chandigarh.

Endst. No. ZP-772/PA(DK)/2023/ 1625-32 Dated:- 17-01-2023

A copy is forwarded to the following for information:-

1. Haryana State Pollution Control Board, Panchkula with the request that the compliance of the instructions issued by NGT be monitored and strict compliance to be ensured.
2. MD, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula with request to assess the power utility site requirement as per ultimate power load requirement.
3. Administrator, HSVP, Panchkula.
4. Senior Town Planner, Panchkula.
5. Superintending Engineer (HQ), HSVP, Panchkula.
6. District Town Planner, Karnal along with one set of approved building plans.
7. Nodal Officer, website updation.
8. Deputy Director, Directorate Fire Service, Haryana, Panchkula.

Encl: as above





(Sunita Sethi)

Senior Town Planner (HQ),  
Member Secretary

For: Chief Town Planner, Haryana-cum-Chairman,  
Building Plan Approval Committee,  
Town & Country Planning Department,  
Haryana, Chandigarh.

For Ultratech Township  
Developers Pvt. Ltd.

Auth. Signatory



202577777



# Ultratech Township Developers Pvt. Ltd.

Sector-32, Adjoining Hotel Noor Mahal,  
Karnal-132001 (Haryana) INDIA



## LETTER OF ALLOTMENT

To \_\_\_\_\_

Dated: \_\_\_\_\_

Customer ID: UTD/T5/23-24/

Reference No.: UTD/Sangam/23/

Sub: Allotment of Residential Flat no. \_\_\_\_\_ in its project namely "The Royal Residency", Project owned and run by M/s Ultratech Township Developers Pvt. Ltd at Sector-32, Adjoining Hotel Noor Mahal, Karnal-132001.

Dear Sir/Madam,

We thank you for your application dated \_\_\_\_\_ and for the payments required for the purpose of allotment of your chosen Unit. It is indeed our pleasure to inform you that the residential unit booked by you via application form dated \_\_\_\_\_ has now been allotted to you.

The terms and conditions as stated in the Application Form shall continue to be binding in respect of the allotment of the said Unit. The details of the Unit allotted and your address in our records for the purpose of correspondence are as under: -

Name, Address and Contract Details of Allottee(s)	_____
Tower & Unit No.	_____
Floor	_____
Carpet Area	_____
Consideration Value	Rs. _____/-

You can contact us for any queries or assistance at the following coordinates:

M/s. Ultratech Township Developers Pvt. Ltd.

Mobile: 9255610000, 7206549999

Email: support@theroyalresidency.in

I would like take this opportunity to thank you for the trust you have reposed in Ultratech Township Developers Pvt. Ltd., and assure you best of services at all times.

Warm Regards,

For Ultratech Township Developers Pvt. Ltd.,

Authorised Signatory

For Ultratech Township  
Developers Pvt. Ltd.

Auth. Signatory

Ph. +91-77770-11000

+91-31998-16346

support@theroyalresidency.in

www.theroyalresidency.in