

Directorate of Town and Country Planning, Haryana

SCO No. 71-75, 2nd Floor, Sector-17 C, Chandigarh, web site: tcpharyana.gov.in

Phone: 0172-2549349; e-mail: tcphry@gmail.com

**FORM LC-V
(See Rule-12)**

Licence No. 101 of 2014

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to Max Heights Township and Projects Pvt. Ltd., C/o SD-65, Tower Apartments, Pitampura, New Delhi-110034 for setting up of Group Housing Colony on the additional land measuring 1.25 acres in the revenue estate of Village Jatheri, Sector- 35, District Sonapat.
2. The particulars of land wherein the aforesaid Group Housing colony is to be set up are given in the schedule annexed hereto and duly signed by the Director General, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
 - (a) That the Group Housing Colony, will be 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 building plans of the group housing colony shall be submitted before starting the development/ construction works in accordance with the zoning plan.
 - (d) That you shall not give any advertisement for sale of Commercial area and flat in group housing area before the approval of building plans of the same.
 - (e) That you shall pay the labour cess charges as per policy dated 04.05.2010.
 - (f) That you shall pay the External Development Charges as per the schedule given by the Director General, Town and Country Planning, Haryana and no claim shall lying against competent authority till non provision of EDC services, during next five years.
 - (g) That the portion of sector/Master plan road/green belt which shall form part of the licensed 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.
 - (h) That you shall construct at its own cost, or get constructed by any other institution or individual at its costs, schools, hospitals, community centers and other community buildings on the land set apart for this purpose, within four years form grant of license extendable by the Director for another period of two years, for the reasons to be recorded in writing failing which the land shall vests with the Government after such specify period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or any institution including a local authority, for the said purposes, on such terms & conditions, as it may deem fit
 - (i) 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

Shastri
DG, TCP (HR)
B

Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.

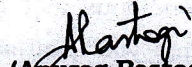

- (j) That you shall seek approval from the Competent Authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
- (k) That you shall provide the rain water harvesting system as per central ground water Authority Norms/ Haryana Govt. notification as applicable.
- (l) 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.
- (m) That you shall comply with the Rule 24, 26, 27 & 28 of Haryana Development and Regulation of Urban Areas Rules, 1976.
- (n) That in compliance of Rule 27 of Rules, 1976 and Section 5 of The Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number and full particulars of the scheduled bank wherein you have to deposit 30% of the amount received from the flat holders for meeting the cost of Internal Development Works in the colony.
- (o) That you shall use only CFL fittings for internal lighting as well as for campus lighting in the complex.
- (p) That you shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DG, TCP till the services are made available from external infrastructure to be laid by competent authority.
- (q) That you shall abide by the policy dated 14.6.2012, related to allotment of EWS flats.
- (r) That the cost of 24/18 m wide road/major internal road 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 24/18 m wide road/major internal road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana.
- (s) That you shall convey Ultimate Power Load Requirement of the project to the concerned power utility, with a copy to the Director, with in 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 building plan of the project.
- (t) That the pace of construction should be atleast in accordance with your sale agreement with the buyers of the flats as and when scheme is launched.
- (u) That you shall specify the detail of calculations per sqm/per sq ft, which is being demanded from owners on account of IDC/EDC, if being charged separately as per rates fixed by Government.

4. The licence is valid up to 12/8/2019.

Dated: Chandigarh

The 13/8/2014.


DA/zoning plan


(Anurag Rastogi)
Director General,
Town & Country Planning,
Haryana, Chandigarh 

Endst No. LC-1505 B-JE(BR)-2014/ 18530 Dated:- 14/8/14

A copy is forwarded to the following for information and necessary action:-


1. Max Heights Township and Projects Pvt. Ltd., C/o SD-65, Tower Apartments, Pitampura, New Delhi-110034, along with copy of Agreement LC-IV, Bilateral Agreement and zoning plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula along with copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, SCO No. 1-3, Sector -17D Chandigarh.
7. Additional, Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Panchkula.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Rohtak along with a copy of agreement.
11. Senior Town Planner (Enforcement), Haryana, Chandigarh.
12. Senior Town Planner, Rohtak along with a copy of Agreement, Bilateral Agreement and zoning plan. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 3(i) above before starting the Development Works.
13. Chief Accounts Officer along with a copy of agreement.
14. Land Acquisition Officer, Rohtak.
15. District Town Planner, Sonapat along with a copy of Agreement, Bilateral Agreement and zoning plan.

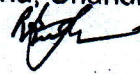

(S.K. Sehrawat)
District Town Planner (HQ)
For Director General, Town and Country Planning,
Haryana, Chandigarh.

To be read with Licence No. 101 of 2014/13 ⁸/₂₀₁₄

1. Detail of land owned by Max Height Township and Projects Pvt. Ltd. District Gurgaon.

| <u>Village</u> | <u>Rect. No.</u> | <u>Killa No.</u> | <u>Area</u> <u>K-M</u> |
|----------------|------------------|--------------------|-----------------------------|
| Jatheri | 39 | 8 | 5 - 6 |
| | | 13 | 1 - 5 |
| | | 14/1/1 | <u>3 - 9</u> |
| | | Total | 10 - 0 |
| | | Grand Total | 10 - 0 or 1.25 Acres |


Director General
Town and Country Planning
Haryana, Chandigarh



DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO 71-75, Sector 17C, Chandigarh
Phone:0172-2549349; e-mail:tcphry@gmail.com
http://tcpharyana.gov.in

To

Max Township & Projects Pvt. Ltd.
SD-65, Tower Apartment, Pitampura,
Delhi-34.

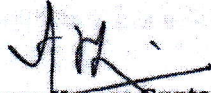
Memo. No. LC-1505-PA(B)-2016/ 15811

Dated: 28/6/2016

Subject: **Renewal of licence No. 110 of 2008 dated 27.05.2008.**

Reference: Your application dated 25.04.2016 & subsequent letter dated 03.06.2016 on above cited subject.

2. License No. 110 of 2008 dated 27.05.2008, granted for setting up of group housing colony on the land measuring 14.30 acres in Sector 35, Sonapat is hereby renewed upto **26.05.2018** on the same terms & conditions laid down therein.
3. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
4. The construction of community buildings will be completed in accordance with the provisions of Act 8 of 1975.
5. The delay in allotment of EWS flats, if any, will be got compounded as per policy dated 16.08.2013.



(Arun Kumar Gupta)
Director General
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-1505-PA(B)/2016/

Dated:

A copy is forwarded to the following for information and necessary action:-

- i. Chief Administrator, HUDA, Panchkula.
- ii. Senior Town Planner, Rohtak with the request to convey the composition fee on account of delay in allotment of EWS flats, if any, to the colonizer company under intimation to Directorate.
- iii. Website Administrator with a request to update the status of renewal of license on the website of the Department.
- iv. District Town Planner, Sonapat.
- v. Chief Account Officer of this Directorate.


Distt. Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO No. 71-75, 2nd Floor, Sector -17 C, Chandigarh
Phone: 0172-2549349, Email: tephry@gmail.com, www.tcparyana.gov.in

Dated: 10/2/15

Memo No. LC-1505-II/2014

2339

To

Max Township & Projects Pvt Ltd.
SD-65, Tower Appt., Pitampura
New Delhi-110034.

Subject:

Renewal of Licence No. 110 of 2008 dated 27.05.2008 granted for setting up of Group Housing Colony over an area measuring 14.30 acres falling in the revenue estate of village Jatheri, Sector-35, Distt. Sonipat - Maxheights Developers Pvt. Ltd.

Please refer your letter dated 25.07.2014 on the matter cited as subject above.

1.

Licence No. 110 of 2008 dated 27.05.2008 granted vide Endst. No. 3645 dated 30.05.2008 for setting up of Group Housing Colony over an area measuring 14.30 acres falling in the revenue estate of village Jatheri, Sector-35, Distt. Sonipat is hereby renewed upto 26.05.2016 on the terms and conditions laid down therein.

2.

It is further clarified that this renewal will not tantamount to certification on your satisfactory performance entitling you for renewal of licence for further period and you will get the licences renewed upto the period till the final completion of the colony is granted.

3.


You shall complete the construction of all the community buildings with the period of 4 years from the date of amendment of Section-3 of Act No. 8 of 1975 i.e. 03.04.2012.

4.

You shall submit the service plan estimates for approval immediately after getting the approval of building plans of the additional area.

5.

The Bank Guarantees on account of IDW is valid upto 19.12.2015. You shall submit the revalidated Bank Guarantee, one month before its expiry.


(Anurag Rastogi, IAS),
Director General,
Town and Country Planning,
Haryana, Chandigarh.

Dated:

Endst. No. LC-1505-II/2014/

A copy is forwarded to the following for information and necessary

action:-

- i. Chief Administrator, HUDA, Panchkula.
- ii. Engineer-in-Chief, HUDA, Panchkula.
- iii. Senior Town Planner, Rohtak.
- iv. District Town Planner, Sonipat.
- v. Chief Account Officer O/o DGTCP, Chandigarh.
- vi. District Town Planner (HQ), PPS with a request to update the status on website.

(Babita Goyal)
Assistant Town Planner (HQ)
O/o Director General, Town & Country Planning
Haryana, Chandigarh.

Directorate of Town and Country Planning, Haryana

Ayojna Bhawan, Sector-18-A, Chandigarh, Web site: tpharyana.gov.in
Phone: 0172-2549349; e-mail: tcphry@gmail.com

Memo No. LC-1505-JE (SS)/2012/ 12307

Dated 12/7/12

Regd.
To

Max Township & Projects Pvt Ltd.
SD-65, Tower Apt, Pitampura
New Delhi-110001.

Subject: Renewal of licence no. 110 of 2008 dated 27.05.2008.

Please refer your letter dated 21.04.2010 on the matter cited as subject above.

1. License No. 110 of 2008 dated 27.05.2008 granted vide Endst. No. 3645 dated 30.05.2008 for development of a Residential Plotted Colony over an area measuring 14.30 acres in Sector-35, Sonipat is hereby renewed upto 26.05.2014 on the terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification on your satisfactory performance entitling you for renewal of licence for further period and you will get the licences renewed upto the period till the final completion of the colony is granted.
3. You shall complete the construction of all the community buildings within a period of 4 years from the date of amendment of section 3 of Act No. 8 of 1975 i.e. 03.04.2012.
4. You shall float EWS Units for allotment to BPL families within two months from the date of renewal of licence.
5. You shall submit request for composition of offence for earlier not complying with the provisions of Rule 26, 27 & 28 of Urban Areas Rules, 1976, within two weeks from the date of renewal.

(T.C. Gupta, IAS)
Director General
Town and Country Planning
Haryana, Chandigarh
Dated

Endst. No. LC-1505-JE (SS)/2012/

A copy is forwarded to the following for information and necessary

action:-

- i. Chief Administrator, HUDA, Panchkula.
- ii. Engineer-in-Chief, HUDA, Panchkula.
- iii. Senior Town Planner, Rohtak with a request to check the compliance of Rules 27 & 28 of Urban Areas Rules by the colonizer for the months March to June, 2012 and send a report within two weeks positively.
- iv. District Town Planner, Sonipat.
- v. Chief Account Officer O/o DGTCP, Chandigarh

(Babita Goyal)
Assistant Town Planner (HQ)
O/o Director General, Town & Country Planning
Haryana, Chandigarh

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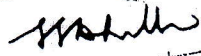


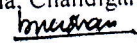
FORM LC - V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 110 of 2008

1. This Licence has been granted under the Haryana Development and Regulation of Urban Area Act, 1975 & the Rule 1976, made there under to M/s Maxheights Developers Pvt. Ltd., M/s Maxheight Township & Projects Pvt. Ltd. SD-65, Pitampura, New Delhi-34 Company incorporated under the companies Act for setting up of a Group Housing Colony at village Jatheri, District Sonipat.
2. The particulars of the land wherein the aforesaid commercial Colony is to be set up are in the Schedule annexed hereto and duly signed by the Director, Town & Country planning, Haryana.
3. The licence is granted subject to the following conditions:-
 - a) That the Group Housing Colony 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 agreement already executed are duly fulfilled and the provisions of Haryana development & Regulation of Urban Areas Act, 1975 & the Rules made thereunder are duly complied with.
 - c) That the demarcation plan of the Group Housing Colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
4. That the Licensee shall construct the 12 mtr wide service road forming part of licence area at his own cost and transfer the same free of cost to the Government
5. That the portion of Sector/Master Plan road which shall part of the licensed area, shall be transferred free of cost to the Government in accordance with the provision of section 3(3)(a)(iii) of the Haryana Development & regulation of Urban Areas Act, 1975.
6. That the licensee will integrate the services with HUDA services as per approval service Plans and as when made available.
7. That you will have no objection to the regularization of the boundaries of the licensed land through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
8. That you shall obtain approval/NOC from the competent authority to fulfill the requirement of notification dated 14.09.2006 of Ministry of Environment & forest, Govt. of India before starting the development works in the colony.
9. That the developer will use only CFL fitting for internal lighting as well as for campus lighting.
10. This licence is valid upto 26-5-2010

Dated : Chandigarh
The 27-5-2008


(S.S. Dhillon)
Director, Town & Country Planning
Haryana, Chandigarh.


Dated: 30-5-08

Endst.No.SDP-2008/ 3645

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

1. M/s Maxheights Developers Pvt. Ltd., M/s Maxheight Township & Projects Pvt. Ltd. having its registered office at SD-65, Pitampura, New Delhi-34.
2. Chief Administrator, HUDA, Panchkula;
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
4. Addl. Director, Urban Estate, Haryana, Panchkula,
5. Administrator, HUDA, Sonipat, Rohtak.
6. Chief Engineer, HUDA, Panchkula,
7. Superintending Engineer, HUDA, Sonipat alongwith copy of agreement.
8. Land Acquisition Officer, Rohtak, Rohtak
9. Senior Town planner, Rohtak, he will ensure that the colonizer has obtained approval/NOC as per condition No 9 above before starting the development works.
10. Senior Town Planner(Enforcement), Haryana, Chandigarh,
11. District Town Planner, Sonipat, alongwith copy of agreement.
12. Account officer, O/O DTCP, Haryana, Chandigarh alongwith copy of agreement.

DA/above

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

To be read with licence No.../10...of 2008

Detailed of land owned by M/s Maxheight Developers (P) Ltd.

| Village | Rect. No | Killa No. | Area K-M | |
|---------|----------|-----------|-------------|---------------------|
| Jatheri | 22 | 21 | 4-15 | |
| | | 22 | 8-0 | |
| | 23 | 5 | 0-1 | |
| | | 1 | 7-7 | |
| | 24 | 2 | 8-0 | |
| | | 3 | 8-0 | |
| | 23 | 8/1 | 4-13 | |
| | | 6 | 0-11 | |
| | | 8/2 | 3-7 | |
| | | 9 | 7-9 | |
| | | 10 | 7-10 | |
| | | 11 | 3-2 | |
| | | 12 | 8-0 | |
| | | 13 | 8-0 | |
| | | 19/1 | 0-9 | |
| | | 20 | 0-2 | |
| | 24 | 26 | 0-11 | |
| | total | | | 79-17 or 9.98 acres |

2. Detailed of land owned by M/s Maxheight Township & Projects (P) Ltd..

| Village | Rect. No | Killa No. | Area K-M |
|---------|----------|-----------|---------------------|
| Jatheri | 24 | 18 | 8-0 |
| | | 19/2 | 6-10 |
| | | 22 | 3-12 |
| | 39 | 23 | 8-0 |
| | | 2 | 0-11 |
| | | 3 | 7-18 |
| total | | | 34-11 or 4.32 acres |

Grand Total 114-8 or 14.30 acres

[Signature]
 Director
 Town and Country Planning,
 Haryana, Chandigarh
[Signature]