

26/9/12

Directorate of Town & Country Planning, Haryana

Ayojna Bhawan, Sector-18, Chandigarh, web site tcpharyana.gov.in

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

Regd.

FORM LC-V (See Rule-12)

Licence No. 101 of 2012

This licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to Doon Heights Developers Pvt. Ltd., GH Foods Pvt. Ltd., One Height Colonizers Pvt. Ltd., One Point Realty Pvt. Ltd., Sh. Rajiv Kishori Lal Patodia, Sh. Sunil Kumar Jain S/o Sh. Surinder Kumar, Smt. Anika W/o Sh. Satyapal, One Height Developers Pvt. Ltd., C/o 8-D, Hansalya, 15, Bhara Khamba Road, New Delhi-1, for setting up of Residential Plotted Colony over an additional area measuring 13.437 acres falling in the revenue estate of village Rohtak, Sector-37, Distt. Rohtak.

1. The schedule of land duly signed by the Director General, Town and Country Planning, Haryana, wherein the aforesaid Residential Plotted Colony is to be set up is hereby enclosed.
2. The licence is granted subject to the following conditions:-
 - a) That the Residential Plotted Colony is laid out to conform to the approved Layout 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 the 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 shall be submitted before starting the development works in the colony and for approval of the zoning plan.
 - d) That you will construct all internal circulation road and service road forming part of your site at your own cost and the entire road shall be transferred free of cost to the Government.
 - e) That you will pay the External Development Charges as per the schedule given by the Director General, Town and Country Planning, Haryana and no claim shall lie against HUDA till non-provision of EDC services, during next five years.
 - f) That you shall have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire any land in the interest of planned development and integration of services. The decision of the Competent Authority shall be binding upon you.
 - g) 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.
 - h) 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.
 - i) 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.
 - j) That you will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
 - k) That you shall convey "Ultimate Power Load Requirement" of the project to the concerned power utility, with a copy to the Director General, 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 zoning plan of the project.

- l) That in compliance of Rule-27 of Rules 1976 & Section-5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number & full particulars of the scheduled Bank wherein you have to deposit thirty percentum of the amount from the plot /flat holders for meeting the cost of internal development works in the colony.
- m) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
- n) That you shall make arrangement for water supply, sewerage drainage etc to the satisfaction of the DG, TCP Haryana till these services are made available from external infrastructure to be laid by HUDA.
- o) That the development/construction 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 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.
- p) That the collaborator company / developer company namely One Point Realty Pvt. Ltd. will be responsible for payment of all dues, fees and charges and also will be responsible for following all the Rules and Regulations for development of Residential Plotted Colony.
- q) That you will allot the EWS plots according to the policy of the Department.
- r) That you will maintain the ROW along 132 KV HT line passing over the site.
- s) The licence is valid upto 05/9/2016.

Dated: Chandigarh

The 06/9/2012.

(T.C. Gupta, I.A.S)

Director General, Town & Country Planning
Haryana Chandigarh

Endst No. LC-1161-B-JE (S)-2012/ 18496

Dated:-

18/9/12

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

1. Doon Heights Developers Pvt. Ltd., GH Foods Pvt. Ltd., One Height Colonizers Pvt. Ltd., One Point Realty Pvt. Ltd., Sh. Rajiv Kishori Lal Patodia, Sh. Sunil Kumar Jain S/o Sh. Surinder Kumar, Smt. Anika W/o Sh. Satyapal, One Height Developers Pvt. Ltd., C/o 8-D, Hansalya, 15, Bhara Khamba Road, New Delhi-1 (Info@onecity.in)
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti 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. 6 above before starting the Development Works.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. District Town Planner, Rohtak along with a copy of agreement.
14. Chief Accounts Officer, O/o Directorate of Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(Sanjay Kumar)

District Town Planner (HQ)

For Director General, Town and Country Planning,
Haryana, Chandigarh

26/9/12 ✓

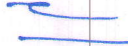
To be read with Licence No. 101 of 2012/6 ⁹/₂₀₁₂

1. Detail of land owned by Doon Height Developers Pvt. Ltd., Village Rohtak, District-Rohtak.

<u>Village</u>	<u>Khasra No.</u>	<u>Area</u> B—B
Rohtak	7069/2	0—10
	13247/6604	0—12
	13248/6604	0—7
	6628	1—3
	6630/2	0—11
	6607	1—6
	15843/6608	0—9
	6614	0—14
	6615	0—9
	6687	4—2
	15257/10835/6598	0—2
	15259/10835/6598	0—10
		Total 10—15

2. Detail of land owned by G. H. Foods Pvt. Ltd., Village- Rohtak, District- Rohtak.

<u>Village</u>	<u>Khasra No.</u>	<u>Area</u> B—B
Rohtak	6605	0—16
	6606	0—13
		Total 1—9


D.G.T.C.P. (Hr.)
Rajendra Singh Petwal

To be read with Licence No. 101/6⁹/₂₀₁₂

3. Detail of land owned by One Height Colonizers Pvt. Ltd., Village Rohtak, District-Rohtak.

<u>Village</u>	<u>Khasra No.</u>	<u>Area</u> B—B
Rohtak	7054/2	0—8
	17221/7056	0—4
	7059/2	0—2

Total 0—14

4. Detail of land owned by One Point Realty Pvt. Ltd., Village Rohtak, District-Rohtak.

<u>Village</u>	<u>Khasra No.</u>	<u>Area</u> B—B—B
Rohtak	16802/6695 Min South-East	0—3—4
	6700	1—8—0

Total 1—11—4

5. Detail of land owned by Sh. Rajeev Kishori Lal Patodia, Village Rohtak, District-Rohtak.

<u>Village</u>	<u>Khasra No.</u>	<u>Area</u> B—B
Rohtak	13281/6612	0—11
	15847/13280/6612	0—9
	6613	0—7

Total 1—7

6. Detail of land owned by Sh. Sunil Kumar Jain, Village Rohtak, District-Rohtak.

<u>Village</u>	<u>Khasra No.</u>	<u>Area</u> B—B
Rohtak	6638	0—8
	12987/6639	0—14
	12989/6640	0—18
	12992/6643	0—6

Total 2—6

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

Rajender Singh Patwari

To be read with license No. 101/6-9/2012

7. Detail of land owned by Smt. Anika, Village Rohtak, District-Rohtak.

<u>Village</u>	<u>Khasra No.</u>	<u>Area</u>
Rohtak	12991/6641	B—B 0—13
	13261/6642	0—4
	13262/6642	0—2
	13263/6642	0—2
	13264/6642	0—4
	13265/6642	0—2
	12994/6643	0—3
	12997/6644	0—3
	13268/12995/6644	0—2
	13266/12996/6644	0—2
	13267/12995/6644	0—2
	13269/12995/6644	0—3
	13270/12998/6645	0—2
	13271/12998/6645	0—3

Total 2—7

8. Detail of land owned by One Height Developers Pvt. Ltd., Village Rohtak, District-Rohtak.


<u>Village</u>	<u>Khasra No.</u>	<u>Area</u>
Rohtak	6694 Min South	B—B—B 1—0—16

Total 1—0—16

Grand Total

21—10—0

or 13.4375 acres


Director General
Town & Country Planning
Haryana, Chandigarh
Rajender Singh Patil