


LC-V  
(See Rule-12)  
Haryana Government  
Town and Country Planning Department

Licence No. 29 of 2010

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to M/s Doon Height Developers (P) Ltd.i)M/s Spice One Builders Pvt Ltd.ii)M/s One Height Developers (P) Ltd. iii)M/s Clean Leasing & Finance Pvt Ltd.iv)M/s One Height Colonizers (P) Ltd. C/o M/s One Point Realty (P) Ltd 8-D Hansalya, 15, Barakhamba Road, New Delhi -110001, to develop a Plotted colony of the land measuring 59.656 acres falling in the revenue estates of village Rohtak, sector-37Tehsil, Distt. Rohtak.
2. The particulars of land wherein the aforesaid Residential Plotted 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 license is granted subject to the following conditions:-
  - a) That the residential 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 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.
  - d) That you shall construct 12 mtr wide service road and 24 mtr wide internal circulation plan road, if any, passing through your site at your own cost and the entire area under said roads shall be transfer free of cost to the Govt.
  - e) That you shall derive permanent approach from the service road along the development plan road.
  - f) That you will not give any advertisement for sale of floor area in Plots/Commercial before the approval of layout plan/building plans of the same.
  - g) 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.
  - h) That you shall obtain approval/NOC from the competent authority to fulfill the requirements of notification No.195 dated 19.01.2009 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
  - i) 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.
  - j) That you will use only CFL fittings for internal lighting as well as in campus lighting.
  - k) 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.
  - l) 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.
  - m) The licence is valid upto 24.03.2014

Dated: 25.03.2010

The, Chandigarh

  
(T.C.GUPTA, IAS)  
Director.

Endst. No. LC- 1161-5DP(III) - 2010/ 4/02

Dated:- 31-3-10

1. ✓ A copy is forwarded to the following for information and necessary action:-  
M/s Doon Height Developers (P) Ltd.i)M/s Spice One Builders Pvt Ltd.ii)M/s One Height Developers (P) Ltd. iii)M/s Clean Leasing & Finance Pvt Ltd.iv)M/s One Height Colonizers (P) Ltd. C/o M/s One Point Realty (P) Ltd 8-D Hansalya, 15, Barakhamba Road,New Delhi - 110001along with copy of agreement LC-IV and bilateral agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
  3. Chief Administrator, HUDA, Panchkula.
  4. Chief Administrator, Housing Board Haryana, Sector-6, Panchkula, along with copy of Agreements.
  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. Adtl. Director Urban Estates, Haryana, Panchkula.
  8. Administrator, HUDA, Rohtak.
  9. Chief Engineer, HUDA, Panchkula.
  10. Superintending Engineer, HUDA, Rohtak, along with a copy of agreements.
  11. Land Acquisition Officer, Rohtak.
  12. 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.
  13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
  14. Senior Town Planner (Monitoring Cell), Haryana, Sector-8, Chandigarh.
  15. District Town Planner, Rohtak along with a copy of agreement.
  16. 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.

**1 Details of Land owned by M/s Clean Leasing & Finance Pvt. Ltd. Village Rohtak  
District Rohtak**

Village	Khasra No.	Area
Rohtak	7070/ 1	1 - 1
	7071/ 1	0 - 15
<b>Total</b>		<b>1-16 or 1.125 Acre</b>

**2 Details of Land owned by M/s Doon Height Developers Pvt. Ltd. Village Rohtak  
District Rohtak**

Village	Khasra No.	Area
Rohtak	9082/ 6693	0 - 19
	9083/ 6693	0 - 18
	10450/ 8578	0 - 14
<b>Total</b>		<b>2-11 or 1.594 Acre</b>

**3 Details of Land owned by M/s Spice One Builders Pvt. Ltd. Village Rohtak  
District Rohtak**

Village	Khasra No.	Area
Rohtak	6658	1 - 5
	6662	1 - 1
	6663	1 - 1
	6664	0 - 11
	13283/ 6669	0 - 3
	13284/ 6669	1 - 1
	6671	0 - 17
	6674	1 - 6
	6675	1 - 16
	15278/ 6677	1 - 2
	6670	0 - 6
	15264/ 6672	1 - 13
	15274/ 6681	0 - 8
	6659	1 - 10
	6660	1 - 0
	6661	0 - 18
	6665	0 - 18
	6666	0 - 17
	6667	0 - 10
	6668	1 - 4
	6673	1 - 12
	6635	1 - 6
	14083/ 6637	1 - 4
	6631	1 - 5
	6632	0 - 6
	6633	0 - 15
6634	0 - 15	
6636	1 - 1	
<b>Total</b>		<b>27- 11 or 17.218 Acre</b>

From Pre page cont.

-2-

4. Details of Land owned by M/s One Height Developers Pvt. Ltd Village Rohtak, District Rohtak

Village	Khasra No.	Area B-B-B
Rohtak	6685	1-6-0
	6686	1-0-0
	15276/6681	0-19-0
	6680	0-14-0
	15270/6683	1-7-0
	6684	1-2-0
	6694 min	4-3-4
	7075	1-9-0
	7076	1-6-0
	7074	4-9-0
	6691	3-3-0
	6692	3-0-0
	7073	2-6-0
<b>Total</b>	<b>26-4-4 or 16.381 Acre</b>	

5. Details of Land owned by M/s One Point Realty Pvt. Ltd Village Rohtak District Rohtak

Village	Khasra No.	Area B-B-B
Rohtak	10837/6702	2-14-0
	16802/6695 min	1-9-16
	6696	1-3-0
	6698	0-17-0
	6699	0-10-0
	6688	3-18-0
	6689	0-13-0
	6690	1-2-0
	<b>Total</b>	<b>12-6-16 or 7.713 Acre</b>

6. Details of Land owned by M/s One Height Colonizers Pvt. Ltd, Village Rohtak, District Rohtak

Village	Khasra No.	Area B-B
Rohtak	7080	0-6
	7081	1-6
	7082	0-17
	7083	0-8
	7084	0-9
	7085	1-1
	15279/6678	0-16
	6679	0-17
	18048/7066/1	0-7
	7060	1-2
	7062	1-5
	16145/7037	1-8

Cont.Next Page 3


**D.T.C.P.**  
**Hr. CHD.**  
21/11/17

From Pre page cont.

-3-

6. Details of Land owned by M/s One Height Colonizer Pvt. Ltd Cont....

Village	Khasra No.	Area B-B
Rohtak	7038	0-19
	7039	0-2
	16846/16142/7046	0-3
	7047	0-11
	7048	0-12
	7061	1-1
	13280/7063	0-10
	13281/7063	0-4
	13282/7063	0-5
	13283/7064	0-10
	13284/7064	0-6
	13285/7065	0-13
	17223/13286/7065	0-5
	17224/13286/7065	0-5
	18049/7066/2	0-7
	7067	0-18
	7080	0-16
	7077	1-2
	7078	1-2
	7079	1-0
	7068	1-7
	7069 min	0-11
	7070	0-4
	7071 min	0-4
	8579/7072	1-1
	<b>Sr. No. 6 Total</b>	<b>25-0 or 15.625 Acre</b>
	<b>Sr. No 1 to 6 G. Total</b>	<b>95-9 or 59.656 Acre</b>

  
~~Director~~

Town and Country Planning,  
Haryana, Chandigarh  
*Chandigarh*

Page No. 3