

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, Gurdial 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, 1st 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 *vs*

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, Gurdial Singh, Balbir Singh Ss/o Shingara Singh, Ajeet Singh, Harbhajan Singh S/o Tirllok 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, 1st 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 Tirlok 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
		Total	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
Total			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
		Total	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**
Olistu KPS

Directorate of Town & Country Planning, Haryana

SCO-71-75 (1st to 3rd Floor), Sector-17-C, Chandigarh
Phone: 0172-2549349; e-mail: tcpharyana5@gmail.com
<http://tcpharyana.gov.in>

To

Ultratech Township Developers Pvt. Ltd.,
Hotel New World, 120 Milestone, NH-1,
Karnal-132001.

Memo. No. LC-2479-JE (SK)-2017/18052 Dated: 27/07/2017

Subject: - Request for renewal of licence No. 46 of 2011 dated 24.05.2011 granted for setting up of a Group Housing Colony over an area measuring 6.356 acres falling in the revenue estate of village-Budha Khera and Phoosgarh, in Sector-32, Karnal- Ultratech Township Developers Pvt. Ltd.

Ref: - Your applications dated 15.09.2015 & 29.04.2017 on the above cited subject.

1. Licence No. 46 of 2011 dated 23.05.2011 granted to you for setting up of Group Housing Colony for an area measuring 6.356 acres falling in the revenue estate of village-Bhuda Khera and Phoosgarh, Sector-32, District-Karnal is hereby renewed upto **23.05.2019** 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 any further period and you will get the licenses renewed upto the period till the final completion of the colony is granted.
3. That you shall required to complete the construction of Community building as per the provisions of section 3 (3) (a) (iv) of Act No. 8 of 1975.
4. That you shall transfer the land falling in sector road/master plan roads to the Government free of cost as and when demanded by the Government.
5. That you shall pay the enhanced EDC dues, as and when demanded by the Department after the final decision of Hon'ble High Court in CWP No. 5835 of 2013 titled as Balwan Singh & others vs. State of Haryana.
6. That you shall regularly comply with the Rule 24, 26, 27 and 28 of Haryana Development and Regulation of Urban Areas Rules, 1976.
7. That you shall also pay composition charges as per policy dated 16.08.2013 for delay in allotment of EWS plots, as and when

demand by Department and also allot the remaining EWS plots as per policy.

8. That you shall obtain the certificate regarding ultimate power load requirement from HVPN and also get approve the electric service plan estimates from the competent authority.
9. That you shall get approved the Service plan/Estimates within three months after issuance of this renewal letter.
10. That you shall submit the revalidate bank guarantees amounting to Rs. 672.30 lakhs on account of IDW at-least upto the date of renewal of licence before its expiry.
11. Original licence No. 46 of 2011 dated 23.05.2011 is enclosed herewith.


(T. L. Satyaprakash, IAS)
Director, Town & Country Planning
Haryana Chandigarh

Endst. No. LC-2479/JE(SK)-2017/

Dated:

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

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula.
3. Senior Town Planner, Panchkula.
4. District Town Planner, Karnal.
5. Chief Accounts Officer of this Directorate with a request to convey the revised schedule of outstanding dues under EDC relief policy.
6. Website Administrator of this Directorate.


(Vijender Singh)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANASCO No. 71 TO 75 (2ND FLOOR TO 4TH FLOOR) SECTOR -17C, CHANDIGARH.

Tele-Fax: 0172-2548475; Tel.: 0172-2549851,

E-mail: tcpharyana5@gmail.com, Website: www.tcphry.gov.in**ORDER**

Whereas, Licence No. 948-955 of 2006 dated 15.05.2006 has been granted to Ultratech Township Developers Pvt. Ltd. Hotel New World, 120 Milestone, NH-1, Karnal-132001 for setting up of Group Housing Colony under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975. As per terms and conditions of the licence and of the agreement executed on LC-IV, the licensee is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and its Rules, 1976 thereof.

2. Accounts Division of the Directorate has conducted an audit and it has been noticed that the licensee has not complied with the provisions of Rule 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976.

3. The Govt. vide memo no. PH-68/2012/5138/2012-2TCP dated 14.06.2012 has prescribed the composition rates for compounding the offence of non compliance of Rule 24, 26(2), 27 & 28 of Urban Areas Rules, 1976. As per these composition rates, the composition fee has been worked out to Rs. 8,28,000/- & Rs. 24,000/-. Licensee vide DD No. 043715 dated 21.07.2017 issued by Axis Bank, has deposited the composition fee with request to compound the above said offence.

4. In view of above, in exercise of power conferred under Section-13(1) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of earlier not complying with the provisions of Rule 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976.

(T. L. Satyaprakash, IAS)
Director, Town & Country Planning
Haryana Chandigarh

Endst. No. LC-2479/JE(SK)/2017/ 18059

Dated 27/07/2017

A Copy is forwarded to the following for information and necessary action.

1. Ultratech Township Developers Pvt. Ltd., Hotel New World, 120 Milestone, NH-1, Karnal-132001.
2. Chief Accounts Officer of this Directorate.

(Vijender Singh)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

Directorate of Town and Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh.

Phone: 0172-2549349; e-mail: tcpharyana7@gmail.com

Regd.

To

Ultratech Township Developers Pvt. Ltd.,
Sector-32, Adjoining Hotel Noor Mahal,
Karnal-132001.

Memo. No. LC-2479-II-JE(SB)-2022/

8529

Dated:

29-03-2022

Subject: Request for Renewal of Licence No. 46 of 2011 dated 23.05.2011 granted for development of Residential Group Housing Colony over an area measuring 6.36 acres in the revenue estate of village Budha Khera & Phoosgarh Sector-12, Karnal - Ultratech Township Development Pvt. Ltd.

Reference: Your application dated 06.12.2019 & 26.10.2021 & 27.12.2021 on the subject cited above.

1. License No. 46 of 2011 dated 23.05.2011 granted for development of Residential Group Housing Colony over an area measuring 6.36 acres in the revenue estate of village Budha Khera & Phoosgarh Sector-12, Karnal is hereby renewed up to 22.05.2024 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. You shall submit the revalidated BG on account of IDW before its expiry.
4. You shall transfer of the portion of sector/master plans roads forming part of the licensed area free of cost to the Govt.
5. 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

Endst. No. LC-2479-II-JE (SB)-2022/

Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Chief Account Officer of this Directorate.
4. Senior Town Planner, Panchkula.
5. District Town Planner, Karnal.
6. Nodal Officer (Website) for updation on website.

(Narender Kumar)
District Town Planner (HQ)
O/o Director, Town & Country Planning
Haryana Chandigarh

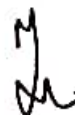
Directorate of Town & Country Planning, Haryana
Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh,
Web site tcpaharyana.gov.in - E-mail: tcpaharyana7@gmail.com

ORDER

Whereas, Licence No. 46 of 2011 dated 23.05.2011 granted for development of Residential Group Housing Colony over an area measuring 6.36 acres in the revenue estate of village Budha Khera & Phoosgarh Sector-12, Karnal under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder. As per terms and conditions of the licence and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and its Rules, 1976 thereof.

2. And, whereas, for non-compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee has submitted a request to compound the said offence. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs. 9,000/-. Colonizer has deposited the composition fee TCP3129621112593249 Dated 25.11.2021.

3. Accordingly, in exercise of power conferred under Section-13(I) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non compliance of the provisions of Rules 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2021.



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

Endst. no. LC-2479-II-JE(SB)-2022/ 8536

Dated: 29-03-2022

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

1. Ultratech Township Developers Pvt. Ltd., Sector-32, Adjoining Hotel Noor Mahal, Karnal-132001.
2. Chief Accounts Officer of this Directorate.



(Narender Kumar)
District Town Planner (HQ)
O/o Director, Town & Country Planning
Haryana, Chandigarh