

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

Licence No. 46. of 2012

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to Rama Infrabuild Pvt. Ltd., Mahashilpi Vishwakarma Developwell Pvt. Ltd., Astha Enclave Promoters Pvt. Ltd., Idyllic Resorts Pvt. Ltd., Plot no. 208, Industrial Area, Phase - 1, Panchkula for setting up of Residential Plotted Colony on the land measuring 49.143 acres in the revenue estate of village Alipur, Sector-12 of Draft Development Plan for the controlled area around existing boundary of HSIDC Industrial Estate, District Panchkula.
2. The particulars of land wherein the aforesaid residential 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 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 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 will be submitted in the O/o District Town Planner, Panchkula within two months from the date of issuance of this licence before starting the development works in the colony and for approval of the zoning plan.
 - d. That you shall construct 24 m wide internal circulation road forming part of your site at your own cost and same will be transfer free of cost to the Govt.
 - e. 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.
 - f. 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.
 - g. 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.
 - h. That you will use only CFL fittings for internal lighting as well as for campus lighting in the complex.

- i. That the licensee 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 HUDA.
- j. That the 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.
- k. 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 zoning plan of the project.
- l. The licence is valid upto 11/5/2016.

Dated: Chandigarh

The 12/5/2012.

(T.C. Gupta, I.A.S)
Director General
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-2591-JE(BR) - 2012/ 2288

Dated:- 15/5/12

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

1. Rama Infrabuild Pvt. Ltd., Mahashilpi Vishwakarma Developwell Pvt. Ltd., Astha Enclave Promoters Pvt. Ltd., Idyllic Resorts Pvt. Ltd., Plot no. 208, Industrial Area, Phase - 1, Panchkula alongwith copy of agreement LC-IV and bilateral agreement. ^{& LOP}
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, Panchkula along with a copy of agreement.
11. Senior Town Planner (Enforcement), Haryana, Chandigarh.
12. Senior Town Planner, Panchkula.
13. Chief Accounts Officer, O/o Director General, Town and Country Planning Haryana, Chandigarh along with a copy of agreement.
14. Land Acquisition Officer, Panchkula.
15. District Town Planner, Panchkula along with a copy of agreement ^{& LOP} with request to send his comments on priority after receipt of the Demarcation Plan from the colonizer as per condition no. 3(c). He will also ensure that colonizer shall obtained approval / NOC as per condition no. 3(f&g) before starting the development works.

16. ~~PAO/Directorate~~.

(Sanjay Kumar)
District Town Planner (HQ)
For Director General, Town and Country Planning,
Haryana, Chandigarh.

To be read with Licence No. 46 of 2012/12 ⁵/₂₀₁₂

1. Detail of land owned by Rama Infrabuild Pvt. Ltd., Village Alipur, District- Panchkula.

| <u>Village</u> | <u>Rect No.</u> | <u>Killa No.</u> | <u>Area</u> K—M | |
|----------------|-----------------|------------------|--------------------|-------------|
| Alipur | 4 | 22 | 8-0 | |
| | | 23 | 8-0 | |
| | | 24 | 8-0 | |
| | 9 | 2/1 | 4-0 | |
| | | 2/2 | 4-0 | |
| | | 4 | 8-0 | |
| | 10 | 1 | 8-0 | |
| | | 2/1 | 5-0 | |
| | | 10 | 8-0 | |
| | 3 | 21/1 | 1-15 | |
| | | 22 | 3-13 | |
| | 4 | 10 | 7-12 | |
| | Total | | | 74-0 |

2. Detail of land owned by Mahashilpi Vishwakarma Developwell Pvt. Ltd.

| <u>Village</u> | <u>Rect No.</u> | <u>Killa No.</u> | <u>Area</u> K—M |
|----------------|-----------------|------------------|--------------------|
| Alipur | 9 | 17 | 7-15 |
| | | 3 | 8-0 |
| | | 18 | 8-0 |
| | | 19/2 | 4-4 |
| | | 7/1 | 4-13 |
| | | 8 | 8-0 |
| | | 9 | 8-0 |
| | | 7/2 | 3-7 |
| | | 12 | 8-0 |
| | | 13 | 8-0 |
| | 19/1 | 3-16 | |
| | 1 | 25 | 0-12 |
| | 2 | 21 | 7-0 |
| | 4 | 1 | 8-0 |
| | 5 | 5 | 7-12 |
| | 9 | 14 | 8-0 |
| | Total | | |

3. Detail of land owned by Mahashilpi Vishwakarma Developwell Pvt. Ltd., 2/5 share, Rama Infrabuild Pvt. Ltd., 3/5 share.

| <u>Village</u> | <u>Rect No.</u> | <u>Killa No.</u> | <u>Area</u> K—M | |
|----------------|-----------------|------------------|--------------------|--------------|
| Alipur | 4 | 12/1 | 5-16 | |
| | | 13 | 8-0 | |
| | | 14 | 7-18 | |
| | | 16 | 7-14 | |
| | | 17 | 7-11 | |
| | | 18 | 7-11 | |
| | | 25 | 7-12 | |
| | | 9 | 5 | 7-12 |
| | 9 | 6 | 7-12 | |
| | | 15 | 7-12 | |
| | | 16 | 7-4 | |
| | | 4 | 15 | 2-8 |
| | 10 | 19 | 8-0 | |
| | | 20/1 | 7-12 | |
| | Total | | | 100-2 |

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

To be read with licence No. 46/12⁵/₂₀₁₂

4. Detail of land owned by Astha Enclave Promotors Pvt. Ltd., 74/103 share, Idyllic Resorts Pvt. Ltd. 145/515 share.

| <u>Village</u> | <u>Rect No.</u> | <u>Killa No.</u> | <u>Area</u> K—M |
|----------------|-----------------|------------------|--------------------|
| Alipur | 5 | 6 | 8-0 |
| | | 7 | 8-6 |
| | | 12 | 2-1 |
| | | 13 | <u>7-8</u> |
| | | Total | 25-15 |

5. Detail of land owned by Astha Enclave Promotors Pvt. Ltd. 18/25 shares, Idyllic Resorts Pvt. Ltd. 7/25 share.

| <u>Village</u> | <u>Rect No.</u> | <u>Killa No.</u> | <u>Area</u> K—M |
|----------------|-----------------|------------------|--------------------|
| Alipur | 5 | 16/1 | 2-18 |
| | | 16/2 | 4-13 |
| | | 17 | 8-0 |
| | | 23/2 | <u>3-12</u> |
| | | Total | 19-3 |

6. Detail of land owned by Astha Enclave Promotors Pvt. Ltd.

| <u>Village</u> | <u>Rect No.</u> | <u>Killa No.</u> | <u>Area</u> K—M |
|----------------|-----------------|------------------|--------------------|
| Alipur | 4 | 11 | 7-12 |
| | | 12/2 | 2-4 |
| | | 19 | 7-11 |
| | | 20 | <u>7-4</u> |
| | | Total | 24-11 |

7. Detail of land owned by Astha Enclave Promotors Pvt. Ltd. 224/311 shares, Idyllic Resorts Pvt. Ltd. 87/311 share.

| <u>Village</u> | <u>Rect No.</u> | <u>Killa No.</u> | <u>Area</u> K—M |
|----------------|-----------------|------------------|--------------------|
| Alipur | 5 | 14 | 8-0 |
| | | 15 | 8-0 |
| | | 18 | 8-0 |
| | | 19/1 | 7-1 |
| | | 22/3 | 3-4 |
| | | 23/1 | 4-8 |
| | | 24 | <u>8-0</u> |
| | | Total | 46-13 |

Grand Total 393-3 or 49.143 acres

Director General
Town & Country Planning
Haryana, Chandigarh
Schenkel Patil

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

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

Regd. To

Idyllic Resorts Pvt. Ltd.
SCO 146-148, Sector 43B,
Chandigarh.

Memo No. LC-2591-PA(B)-2018/19924

Dated: 09-07-18


Subject: Renewal of licence No. 46 of 2012 dated 12.05.2012.

Please refer to your application dated 06.05.2016, 03.05.2018 & 11.06.2018 on the matter cited as subject above.

The request made vide above referred applications to renew the licence No. 46 of 2012 dated 12.05.2012 granted for setting up of residential plotted colony on the land measuring 49.143 acres in Sector 12, Alipur has been considered and license is renewed upto **11.05.2020** on the same terms & conditions laid down therein, after granting benefit under policy dated 11.04.2013 for payment of EDC dues and further subject to the following conditions:-

1. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
2. That you shall be bound to adhere to the provisions of Section 3(3)(a)(iv) of Act No. 8 of 1975 as amended from time to time regarding construction/transfer of community sites.
3. The service plan estimates shall be got approved in accordance with the provisions of Act/Rules within 60 days from issuance of renewal letter.
4. That you shall not recover any amount of EDC from the allottees and further such amount of EDC as collected in future shall be deposited with the department immediately within 30 days period after collection.
5. That you shall execute fresh agreement with your allottees detailing the rate of EDC applicable, the benefit availed by you under this policy and also allowing commensurate benefits to the plot allottees.
6. That you shall deposit the EDC dues on such rates and terms as communicated to it by the DTCP under the present policy.
7. That you shall pay full & final payment of EDC as per the clause 2(iv) of policy dated 11.04.2013 before grant of completion certificate of the colony.

On account of granting benefit under policy dated 11.04.2013 for payment of EDC dues and renewal of the license, the proceedings initiated vide notice dated 29.05.2017 & 28.08.2017 under Rule 18(1) & 18(2) of Rules 1976 are also hereby dropped.


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

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

- i. Chief Administrator, HSVP, Panchkula.
- ii. Senior Town Planner, Panchkula.
- iii. Website Administrator with a request to update the status of renewal of license on the website of the Department.
- iv. District Town Planner, Panchkula.
- v. Chief Account Officer of this Directorate.

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

ORDERS

Whereas, license No. 46 of 2012 dated 12.05.2012 stands granted to Idyllic Resorts Pvt. Ltd., SCO 146-148, Sector 43B, Chandigarh for setting up of residential plotted colony on the land measuring 49.143 acres in Sector 12, Alipur under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975. As per terms and conditions of the licenses 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.

And, whereas, for delay in compliance of the provisions of Rule 24, 26 (2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 upto 31.03.2017, as per rates finalized by the Govt., the composition fee has worked out as Rs. 4,78,000/-, which have been deposited through e-payment dated 01.06.2018.

Accordingly, 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 committed due to delay in compliance of above said Rules upto 31.03.2017.



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

Endst. No. LC-2591-PA(B)/2018/ 19931

Dated: 09-07-2018

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

1. Chief Accounts Officer, O/o Director, Town and Country Planning Haryana Chandigarh.
2. Idyllic Resorts Pvt. Ltd., SCO 146-148, Sector 43B, Chandigarh.


(Vijender Singh)
Distt. Town Planner (HQ)
For Director, Town and Country Planning,
Haryana, Chandigarh