

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

LICENCE NO. 01. OF 2015

This license is being granted under Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Fantabulous Town Planners Pvt. Ltd., S/Sh. Rajpal, Amar Chand Ss/o Vasant Lal @ Basanta, S/Sh. Braham Pal, Rishi Pal, Sumit Ss/o Sh. Hari Chand, Sh. Anang Pal S/o Sh. Rajender Singh, Sh. Vivek Dutta S/o Sh. B. K. Dutta, Parampra Buildcon Pvt. Ltd. in collaboration with Fantabulous Town Planners Pvt. Ltd., Plot No. 285, Phase-II, Industrial Area, Panchkula for development of residential plotted colony over an area measuring 100.325 acres in revenue estate of village Riwazpur, Bhupani & Tikawali, Sector 88 & 89, Faridabad.

1. The particulars of the 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 General, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - a. That the residential plotted colony will be laid out in confirmation to the approved layout plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - 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 the Rules 1976 made thereunder are duly complied with.
 - c. That Infrastructural Development Charges shall be deposited @ Rs. 375/- per sqm for plotted component and Rs. 750/- per sqm for commercial component, calculated for the gross area/permisible covered area on all floors for all the components, in two equal installments; first within 60 days from issuance of licence and second within six months through Bank Draft in favour of the Director General, Town & Country Planning, Haryana payable at Chandigarh. Any default in this regard will attract interest @ 18% per annum for the delayed period.
 - d. That the portion of Sector/Master plan road, service road and internal circulation roads 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.
 - e. That all roads, open spaces, public park and public health services shall be maintained and upkeep for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - f. That licensee shall construct at its own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centers and other community buildings on the land set apart for this purpose, within a period of four years from date of grant of licence extendable by the Director for another period of two years, for the reasons to be recorded in writing, failing which the land shall vest with the Govt. after such specified period, free of cost, in which case the Govt. 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 and conditions, as it may deem fit.
 - g. That proportionate cost of construction of such percentage of sites of such school, hospital, community centre and other community buildings shall be paid at such rates, as specified by the Director.
 - h. That Director or any other officer authorized by him shall be allowed to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by

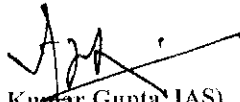

~~D.G.T.C.P. (Hr)~~

him for ensuring due compliance of the execution of the layout and development works in accordance with the licence granted.

- i. That area coming under the restricted belt/green belt/alignment of sector dividing road/service road, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards covered area is being granted, shall be transferred to the Govt. free of cost.
- j. That area measuring 8.1 acres, whereupon various town level facilities have been proposed will be transferred free of cost to the Govt. However, 50% benefit towards salable area will be given by the Department in lieu thereof. Further, the Department would be free to use the said 8.1 acres area for any town level infrastructure facility as required.
- k. That licensee shall construct the 12/18/24 m wide service road forming part of the site area at his own cost and the entire area under road shall be transferred free of cost to the Government.
- l. That permanent access will be taken from service road proposed along the development plan road or internal circulation road, as the case may be.
- m. That the services will be integrated with HUDA services as per approved service plans and as & when made available.
- n. That arrangements for water supply, sewerage, drainage etc. to the satisfaction of Director General, Town & Country Planning will be made till these services are made available from External Infrastructure, to be laid by Haryana Urban Development Authority.
- o. That development/construction cost of 24 m/18 m wide major internal roads 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 the same as and when finalized and demanded by DGTCP, Haryana.
- p. That NOC as required under notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India shall be submitted before executing development works at site.
- q. That clearance under Punjab Land Preservation Act, 1900 or any other clearance under any other law, if required, will be obtained from competent authority.
- r. That labour cess charges will be deposited as per policy instructions issued by the Haryana Govt. vide memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- s. That the EWS plots will be allotted in accordance with the policy parameters dated 08.07.2013 and as amended from time to time.
- t. That no claim shall lie against HUDA till non-provision of EDC services, during next five years.
- u. That rain water harvesting system at site will be provided as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- v. That the licensee shall make the provision of solar water heating system as per recommendations of Haryana Renewable Energy Development Agency and shall make it operational, where applicable, before applying for Occupation Certificate.
- w. That only LED fittings will be used for internal as well as for campus lighting.
- x. That ultimate power load requirement of the project shall be conveyed to the concerned Power Authority, with a copy to the Director within a period of two month from date of grant of license, to enable provision for Transformers/Switching Stations/Electric Sub-stations at site of licensed land as per the norms prescribed by the power Authority, in the zoning plan of the project.
- y. That procedure as prescribed in the Departmental policy dated 28.01.2013 for finalization of provisional layout plan, approved alongwith this license, will be followed.
- z. That no construction on the land falling within ROW of 66 KV HT Line and 11 KV HT lines will be raised.

aa. That the revenue rastas passing through the site shall not be encroached upon and will be kept free for easy movement of general public. Similarly, the minor passing through the site shall not be obstructed in any manner.

3. The licence is valid up to 09-6-2020.


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

Place : Chandigarh
Dated: 10-6-2015.

Endst.No.LC-2934-PA(SN)-2015/ 9708-9722.

Dated: 10/6/2015

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

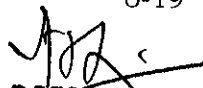
1. Fantabulous Town Planners Pvt. Ltd., S/Sh. Rajpal, Amar Chand Ss/o Vasant Lal @ Basanta, S/Sh. Braham Pal, Rishi Pal, Sumit Ss/o Sh. Hari Chand, Sh. Anang Pal S/o Sh. Rajender Singh, Sh. Vivek Dutta S/o Sh. B. K. Dutta, Parampra Buildcon Pvt. Ltd. in collaboration with Fantabulous Town Planners Pvt. Ltd., Plot No. 285, Phase-II, Industrial Area, Panchkula alongwith copies of agreement/bilateral agreement and layout plan.
2. Chief Administrator, HUDA, Panchkula alongwith a copy of agreement.
3. Chief Administrator, Housing Board Haryana, Panchkula alongwith a copy of agreement.
4. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
5. MD, Haryana State Pollution Control Board, Panchkula.
6. Addl. Director, Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Faridabad.
8. Chief Engineer, HUDA, Panchkula
9. Superintending Engineer, HUDA, Faridabad along with a copy of agreement.
10. Land Acquisition Officer, Faridabad.
11. Senior Town Planner (Enforcement) Haryana, Chandigarh.
12. Senior Town Planner, Faridabad.
13. District Town Planner, Faridabad along with a copy of agreement.
14. Chief Accounts Officer, O/o Senior Town Planner (Monitoring), Chandigarh.
15. Accounts Officer O/o Director General, Town & Country Planning, Haryana, Chandigarh alongwith a copy of agreement.

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

To be read with Licence No. 01. of 2015/10 ⁶/₂₀₁₅

1. Detail of land owned by Fantabulous Town Planners Pvt. Ltd., District Faridabad.

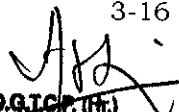
<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Bhupani	76	1	2-5
		2/1	2-13
	63	19/2	3-6
		21	0-2
		22	7-3
		23/1	4-0
		18/2/1/2	0-7
		19/1	1-0
	76	10	5-2
		11	7-8
		20	5-4
	77	15	0-1
		16	0-10
	90	10	8-0
		11/2	7-13
		12/1	7-15
		20/1	2-14
	91	6/1	3-10
	78	25/3	0-5
	79	21/1/2	6-19
		22/1	0-1
		20/2/2	2-8
		1/2	4-0
	90	1/1	4-0
		2/1	2-3
		9/2	5-8
		20/2	0-18
		5/2	1-17
	91	15/2	3-13
	79	12/2	1-1
		18/2/2	1-1
		19	8-0
		21/2	0-9
22/2		7-14	
90	23/1	4-0	
	2/2	5-0	
	3/1	4-0	
	9/1	1-15	
76	3/1	4-0	
	8/2	4-0	
	9/1	2-7	
	12/2	2-3	
	13/1	4-0	
	18/1/2	2-9	
	19/1	2-17	
	9/2	5-13	
	12/1	5-17	
	2/2	5-7	
22	6-19		


D.G.P.P. (Mr.)
Collector

Cont. page-2

² To be read with licence No. 1/106/2015

1. Fantabulous Town Planners Pvt. Ltd		cont.....	
Bhupani	79	2	8-0
		9	8-0
		12/1/2	4-1
		3/2/1	2-13
		8/2	4-0
		13/1	4-0
		18/1/2	2-19
Tikawali	45	2/2	2-0
		3/1	1-2
		7/1	7-0
		8/2	1-2
		9	8-0
		12	8-0
		13/1	1-2
		19	1-4
	42	16	7-9
		25	8-0
	43	19	0-14
		20/2	6-3
		21	6-1
	44	1	3-12
		10	0-14
	45	4/2	7-0
		5	8-0
		6	7-15
		15	5-13
	37	4	8-0
		6	7-6
		7	8-0
		15	5-10
		16	2-18
		23	8-0
		24	7-15
		25	0-11
		26	1-4
	39	3	8-0
		4	5-8
		7	2-13
		8	8-0
		13/1	5-7
		14	0-11
	37	13	8-0
		18	8-0
	34	19	8-0
		20	8-0
	35	16	8-0
		17	4-5
		24	5-7
		25	8-0
	36	4	6-5
		5	8-0
		6	8-0
		7	7-2
	42	17/1	7-0
		24/2	7-0
	34	11/1/1	3-6
		11/2/1	3-16


D.G.I.C.P. (M.)
C.I.U.C.I. 120

Cont. page-3

1. Fantabulous Town Planners Pvt. Ltd cont.....			
Tikawali	35	14	2-18
		15	8-0
Riwazpur	29	21	1-19
		22/1	2-8
		22/2	5-12
		23/1/2	4-2
	31	1	4-8
		2/1	4-11
		2/2	3-9
		3/1	7-5
		4/1	0-3
		7/3	2-12
		8/1	6-3
		8/2	1-17
		9	8-0
		13/1	5-18
		13/2	2-2
		14/1	5-15
		16/2	0-2
		17	6-11
		18	6-13
		19	6-13
	25	25/2	6-7
	26	4	1-8
		5	8-0
	27	1	7-10
		10/1	3-15
	25	16	3-18
		25/1	0-5
	24	20	7-10
		21	7-10
		22/1	0-11
		22/2	7-9
	27	2/1/1	2-0
		2/1/2	2-0
		3/1	4-0
	25	15	1-2
	27	18/2	4-0
	29	12/2	1-17
		18/2	1-2
		19	7-2
		20	0-4
		23/1/1	0-4
	27	2/2	4-0
		9	8-0
		13/1	4-0
		8/2	4-0
	32	10/1	1-11
	31	4/3	1-7
		5/1	6-13
	29	23/2	3-2
	31	3/2	0-8
		4/2	6-2
		6/1	2-3
		7/1/1	0-7

Cont.. page-4


D.G.T.C.P. (M)
2015

1. Fantabulous Town Planners Pvt. Ltd	cont.....		
Riwazpur	29	18/1	6-7
		24	8-0
		25/1	1-10
Badshahpur	37	17/1	2-5
		24/2	<u>1-3</u>

2. Detail of land owned by Prampara Buildcon Pvt. Ltd., District Faridabad.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Badshahpur	37	4/2	6-5
		7/1	5-0
		14/2	<u>3-12</u>
		Total	14-17

3. Detail of land owned by Rajpal, Amarchand Ss/o Vasant alias Basanta 2/3 share, Brahmpal, Rishipal, Sumit Ss/o Harichand 1/3 share, District Faridabad.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Tikawali	42	21	8-0
	45	1	8-0
		10	8-0
		11	5-12
	46	4	0-9
		5	7-15
		6	7-13
		7	1-16
		15	<u>1-2</u>
		Total	48-7


4. Detail of land owned by Vivek Dutta S/o Late Sh. B K Dutta, District Faridabad.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Tikawali	35	6	8-0
		7	<u>1-10</u>
		Total	9-10

5. Detail of land owned by Anangpal S/o Rajender Singh, District Faridabad.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Riwazpur	27	23/2	4-0

Page 1 to 4 **Grand Total 802-12**
Or 100.325 Acres


Director General
Town and Country Planning,
Haryana, Chandigarh
Chitral

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

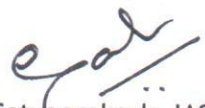
Web site tcpharyana.gov.in - e-mail: tcpharyana6@gmail.com

ORDER

Whereas, vide this office Endst no. LC-2934-PA (SN)-2015/3708 dated 10.06.2015, the licence No. 01 of 2015 dated 10.06.2015 was granted to Fantabulous Town Planners Pvt. Ltd. and others, Plot no 285, Phase-II, Industrial Area, Panchkula, Haryana for development of a Residential Plotted Colony on the land measuring 100.32 acres falling in the revenue estate of Village Tikawali, Badshahpur, Riwazpur, Sector-88 & 89 of Faridabad.

2. And, whereas, the request for change in beneficial interest over an area measuring 16.19 acres (licence no. 1 of 2015) was considered and in-principle approval in favour of TDI Infracorp (India) Ltd. was given on 09.12.2015 subject to fulfill the conditions mentioned therein but full compliance was not made in given period of 90 days.

3. And, whereas, upon the compliance of said terms & conditions, the request of change in beneficial interest in favour of TDI Infracorp (India) Ltd, UGF, Vandana Building, 11 Tolstoy Marg, Cannaught Palace, New Delhi - 110001 over an area measuring 16.19 acres is hereby allowed after receipt of fresh 40% amount of administrative charges. The terms & conditions as stipulated in the above said licence will remain the same and the licensee company Fantabulous Town Planners Pvt. Ltd., shall be responsible for compliance of all terms & conditions of provisions of Act of 1975 & Rules 1976, till the grant of final completion certificate to the colony or relieved of the responsibility by the DTCP, Haryana whichever is earlier.


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

Endst. No. LC-2934-PA (SS)-2017/


33075

Dated:

21-12-17

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

1. Fantabulous Town Planners Pvt. Ltd., Plot no 285, Phase-II, Industrial Area, Panchkula, Haryana.
2. TDI Infracorp (India) Ltd, UGF, Vandana Building, 11 Tolstoy Marg, Cannaught Palace, New Delhi - 110001 (email id - info@tdiinfracorp.com).
3. The Chief Administrator, HUDA, Panchkula.
4. The Chief Administrator, Haryana Housing Board, Panchkula.
5. The MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
6. The MD, Haryana State Pollution Control Board, Panchkula.
7. The Addl. Director, Urban Estates, Haryana, Panchkula.
8. The Administrator, HUDA, Faridabad
9. The Engineer-in-Chief, HUDA, Panchkula
10. Superintending Engineer, HUDA, Faridabad.
11. Land Acquisition Officer, Faridabad.
12. Senior Town Planner, Faridabad.
13. District Town Planner, Faridabad.
14. Chief Accounts Officer of this Directorate.
15. Project Manager (IT) to update the status on website.


(Hitesh Sharma)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh