

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: tcpharyana7@gmail.com

ORDER

Whereas, vide this office Endst no. LC-2934-C+D-PA (SS)-2017/29129 dated 16.11.2017, the licence No. 97 of 2017 dated 15.11.2017 was granted to the Faridabad Ex-Sainik and Karamchari Co-operative House Building Society Ltd., Fantabulous Town Planners Pvt. Ltd., Vedic Shikshan Society, Meenu D/o Sh. Vasudev and Sh. Siddharth S/o Sh. Sunil in collaboration with Fantabulous Town Planners Pvt. Ltd. Regd. office: Plot no 285, Phase-II, Industrial Area, Panchkula, Haryana for development of Residential Plotted Colony over an additional area measuring 49.64375 acres (in-contagious with licence no 01 of 2015) situated in the revenue estate of village Badshahpur, Tikkawali, Riwazpur and Kheri Kalan Sector-88-89, Faridabad, Distt. Faridabad.

2. And, whereas, the request for change in beneficial interest over an area measuring 49.64375 acres (97 of 2017 dated 15.11.2017) was considered and in-principle approval in favour of TDI Infracorp (India) Ltd. was given on 23.01.2018 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, Cannought Palace, New Delhi - 110001 over an area measuring 49.64375 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.


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

Endst. No. LC-2934-C-PA (SS)-2018/


20089

Dated:

10-07-18

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

1. Fantabulous Town Planners Pvt. Ltd., Regd. office: 4-7B, Ground Floor, Tolstoy House, Tolstoy Marg, New Delhi-110001.
2. TDI Infracorp (India) Ltd, UGF, Vandana Building, 11 Tolstoy Marg, Cannought Palace, New Delhi - 110001 (email id - info@tdiinfracorp.com).
3. The Chief Administrator, HSVP, 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, HSVP, Faridabad
9. The Engineer-in-Chief, HSVP, Panchkula
10. Superintending Engineer, HSVP, 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.


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

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

FORM LC-V
(See Rule 12)

LICENCE NO. 97 OF 2017

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to the Faridabad Ex-Sainik and Karamchari Co-operative House Building Society Ltd., Fantabulous Town Planners Pvt. Ltd., Vedic Shikshan Society, Meenu D/o Sh. Vasudev and Sh. Siddharth S/o Sh. Sunil in collaboration with Fantabulous Town Planners Pvt. Ltd., Plot no 285, Phase-II, Industrial Area, Panchkula, Haryana for development of Residential Plotted Colony over an additional area measuring 49.64375 acres (in-contiguous with licence no 01 of 2015) situated in the revenue estate of village Badshahpur, Tikkawali, Riwazpur and Kheri Kalan Sector-88-89, Faridabad, Distt. Faridabad.

2. 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, Town & Country Planning, Haryana.
3. The License is granted subject to the following conditions:
 - i) That Residential Plotted Colony shall be laid out in confirmation to the approved layout plan and development works are executed according to the designs and specifications shown in the approved layout plan.
 - ii) That licensee shall construct at his own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centres and other community buildings on the lands set apart for this purpose, in a period as may be specified, and failing which the land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or institution including a local authority, for the said purposes, on such terms and conditions, as it may deem fit.
 - iii) That licensee shall transfer the portion of the road which form part of the site area, 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.
 - iv) That licensee shall maintain and upkeep all roads, open spaces, public parks and public health services for a period of five years from the date of grant of occupation certificate after which the colony shall stand transferred to the "association of apartment owners" constituted under the Haryana Apartment Ownership Act 1983, for maintenance. The colonizer shall not be allowed to retain the maintenance of the colony either directly or indirectly (through any of its agencies) after the end of the said five years period. Engaging any agency for such maintenance works shall be at the sole discretion and terms and conditions finalized by the "association of apartment owners" constituted under the Apartment Ownership Act 1983.
 - v) That licensee shall pay proportionate development charges if the main lines of roads, drainage, sewerage, water supply and electricity are to be laid out and constructed by the Government or any other local authority. The proportion in which and the time within which such payment is to be made shall be determined by the Director.
 - vi) That licensee shall permit the Director or any office authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the licence granted.


Director
Town & Country Planning
Haryana, Chandigarh

- vii) That 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.
- viii) 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.
- ix) That licensee shall deposit an amount of Rs. 7,90,89,130/- on account of infrastructural development charges @ Rs. 375/- per Sqm for plotted component and @ Rs. 750/- per Sqm for commercial component for 150 % FAR, in two equal installments. First within 60 days from issuance of license and second within six months shall be deposited online at departmental portal www.tcpharyana.gov.in. In failure of which, an interest @ 18% per annum for delay period shall be paid.
- x) That licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.
- xi) That licensee shall 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 integrated services. The decision of the competent Authority shall be binding in this regard.
- xii) That licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by HUDA/Govt. agency.
- xiii) That development/construction cost of 24 m/18 m wide major internal roads is not included in the EDC rates and licensee 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 DTCP, Haryana.
- xiv) That licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
- xv) That licensee shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
- xvi) That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- xvii) That licensee shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for Occupation Certificate.
- xviii) That licensee shall use only LED fittings for internal as well as for campus lighting.
- xix) That licensee shall not create 3rd party right before approval of layout/building plans.
- xx) That in compliance of Rule 27 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, licensee shall inform account number and full particulars of the scheduled bank wherein licensee have to deposit thirty percentum of the amount from the plot/flat holders for meeting the cost of internal development works in the colony.
- xxi) That at the time of booking of the residential/commercial spaces in the licenced colony, if the specified rates of residential/commercial spaces do not include IDC/EDC rates and are to be charged separately as per rates fixed by the government from the plots/flats/commercial spaces owners, licensee shall also provide details of calculations per Sqm/per Sq ft to the allottee while raising such demand of EDC.
- xxii) That licensee shall abide with the policy dated 14.06.2012/ instructions issued by Department from time to time, related to allotment of EWS Plots.

- xxiii) That provision of External Development Facilities may take long time by HUDA, the Applicant Company shall not claim any damages against the Department for loss occurred if any.
- xxiv) That licensee shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the plot owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- xxv) That licensee shall clear the entire outstanding dues of EDC alongwith 6th Installment of EDC, which shall be due on 09.12.2017.
4. The license is valid up to 14/11/2022.


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


Place: Chandigarh


Dated: 15/11/2017

Endst.No.LC-2934-C+D-PA (SS)-2017/ 29129

Dated: 16-11-2017

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

- Regd. 1.  The Faridabad Ex-Sainik and Karamchari Co-operative House Building Society Ltd., Fantabulous Town Planners Pvt. Ltd., Vedic Shikshan Society, Meenu D/o Vasudev and Sh. Siddharth S/o Sunil in collaboration with Fantabulous Town Planners Pvt. Ltd., Plot no 285, Phase-II, Industrial Area, Panchkula, Haryana, alongwith copy of agreement/bilateral agreement, schedule of land and zoning plan.
2. The Chief Administrator, HUDA, Panchkula alongwith a copy of agreement.
 3. The Chief Administrator, Haryana Housing Board, Panchkula, alongwith copy of agreement.
 4. The MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
 5. The MD, Haryana State Pollution Control Board, Panchkula.
 6. The Addl. Director, Urban Estates, Haryana, Panchkula.
 7. The Administrator, HUDA, Faridabad
 8. The Engineer-in-Chief, HUDA, Panchkula
 9. Superintending Engineer, HUDA, Faridabad, along with a copy of agreement.
 10. Land Acquisition Officer, Faridabad.
 11. Senior Town Planner, Faridabad along with a copy of layout plan.
 12. District Town Planner, Faridabad along with a copy of agreement & layout plan.
 13. Chief Accounts Officer of this Directorate.
 14. Project Manager (IT) alongwith copy of layout plan.


(HITESH SHARMA)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh

1. Detail of Land owned by The Faridabad Ex-Sainik & Karamchari Co-Op. House Building Society Ltd. District Faridabad.

Village	Rect No.	Killa No.	Area	
			K	M
Badshahpur	42	13/3	4	8
		18	5	4
	42	14	8	0
		17	8	0
		24	3	7
	41	11	8	0
		12	6	2
		19	3	5
		20	8	0
		21	7	17
		22	0	12
		42	15	8
	42	16	8	0
		25	7	18
	43	5	2	9
	44	1	5	7
		10	0	2
	41	1	8	0
		2	8	0
		9	8	0
		10	8	0
	42	6	8	0
		4	8	0
		5	8	0
7		8	0	
3		14/2	3	8
		15	7	15
		16	5	8
		24	8	0
		25	2	12
2		11	0	8
6	4	7	12	
	5	0	5	
3	7/1	2	1	
	13/2	5	10	
	18	8	0	
	14/1	4	12	
	17	8	0	
6	23	8	0	
	3	6	19	
	8/1	0	4	
3	4/2	3	3	
1	25	0	2	
2	1	0	8	
	10	2	18	
3	5	5	10	
	6	8	0	
Kheri Kalan	3	14/2	3	8
		15	7	15
		16	5	8
		24	8	0
		25	2	12
	2	11	0	8
	6	4	7	12
		5	0	5
	3	7/1	2	1
		13/2	5	10
18		8	0	
14/1		4	12	
17		8	0	
6	23	8	0	
	3	6	19	
	8/1	0	4	
3	4/2	3	3	
1	25	0	2	
2	1	0	8	
	10	2	18	
3	5	5	10	
	6	8	0	

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

(RAGHABIR SINGH)

Cont..... 2

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2. Detail of Land owned by The Faridabad Ex-Sainik & Karamchari Co-Op. House Building Society Ltd. District Faridabad. Cont....

Village	Rect No.	Killa No.	Area	
			K	M
Kheri Kalan	3	7	8	0
		3	8	0
	4/1	4	17	
	1	18	2	16
		23	8	0
Tikawali	42	24	4	13
		9	8	0
	41	10	5	2
		15	0	5
		16	2	12
	42	25	5	8
		11	7	12
		12/1	1	13
		20	8	0
		8/2	1	2
		12/2	6	7
		13/1/1	1	2
	45	19	8	0
		22/1	3	0
		22/2	5	0
2/1		6	0	
Total		362	15	

3. Detail of Land owned by Fantabulous Town Planners Pvt. Ltd. District Faridabad.

Village	Rect No.	Killa No.	Area	
			K	M
Riwazpur	26	23	2	5
		24/1/1	3	1
29	29	3/1	0	17
		3/2/1	3	10
		3/2/2	0	10
		4	8	0
		Total	18	3

4. Detail of Land owned by Vedic Shikshan Society, District Faridabad.

Village	Rect No.	Killa No.	Area	
			K	M
Tikawali	40	21	0	3
		22/2	4	14
42	42	1	2	5
		2	8	0
Total		15	2	

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



 (Ratni)

Cont..... 3

To be read with Licence No.:- 97
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Dated 15/11/2017.

5. Detail of Land owned by Meenu D/o Vasdev, Siddharth S/o Sunil, District Faridabad.

Village	Rect No.	Killa No.	Area	
			K	M
Tikawali	43	20/1	1	3
Grand Total			397 K - 3 M or 49.64375 Acres	


Director,
Town & Country Planning
Haryana
(RAGHBIK SINGH)