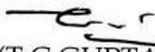


**FORM LC-V**  
**(See Rule 12)**  
**HARYANA GOVERNMENT**  
**TOWN AND COUNTRY PLANNING DEPARTMENT**

LICENCE NO. 58 OF 2010

1. This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made there under to M/s Shivanand Real Estate Pvt Ltd., M/s Precision Infrastructure Pvt Ltd, Sh. Kanwar Lal, Yadram, Satish Kumar, Kailash Kumar Ss/o Sh. Chhote Lal, M/s Saraswati Kunj Infrastructure Pvt Ltd, M/s Sunglow Overseas Pvt Ltd, M/s Super Belts Pvt Ltd, M/s Countrywide Promoters Pvt Ltd, M/s Utkarsh Realtech Pvt Ltd, M/s Eventual Builders Pvt Ltd C/o M/s Countrywide Promoters Pvt Ltd, M-11, Middle Circle, Connaught Circus, New Delhi -110001 for setting up of a residential plotted Colony at Villiage Kherki Majra & Dhankot, Sector-102 & 102A, Tehsil and District Gurgaon.
2. The particular 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, Town & Country Planning, Haryana.
3. The Licence is granted subject to the following conditions:
  - a) That the plotted colony 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.
  - c) That the demarcation plan of the colony area is submitted before starting the development works in the colony for the approval of zoning plan.
4. That the licensee shall construct the portion of service road forming part of licenced area at his own cost and will transfer the same free of cost to the Government along with area falling in Green belt.
5. That the portion of Sector/Master plan road which shall form part of the licenced 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.
6. That licensee shall has no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration services. The decision of the competent authority shall be binding in this regard.
7. That the licensee shall not give any advertisement for sale of shops/office/floor/plots in colony before the approval of layout plan/building plans.
8. That licensee shall obtain approval/NOC from Competent Authority to fulfill the requirement of notification dated 14.09.2006 of Ministry of Environment & Forest, Govt. of India before starting the development works of the colony.
9. That the licensee will use only CFL fittings for internal as well as for campus lighting in the residential complex.
10. That licensee will convey the 'Ultimate Power Load requirement' of the project to the concerned Power Utility, with a copy to the Director with in two month period from date of grant of license to enable provision of site in license land for Transformers/Switching Stations/Electric Sub-stations as per the norms prescribed by the power utility in the zoning plan of the project.
11. That development /construction cost of 24m/18m/15m wide major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land along with the construction cost of the same as and when finalized and demanded by DTCP, Haryana.
12. The licence is valid up to 2-8-2014

  
(T.C.GUPTA, IAS)

Director

Town & Country Planning  
Haryana, Chandigarh.

Email: - tcphry @ gmail.com

Chandigarh the Dated: 3-8-10

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

1. ✓ M/s Shivanand Real Estate Pvt Ltd., M/s Precision Infrastructure Pvt Ltd, Sh. Kanwar Lal, Yadram, Satish Kumar, Kailash Kumar Ss/o Sh. Chhote Lal, M/s Saraswati Kunj Infrastructure Pvt Ltd, M/s Sunglow Overseas Pvt Ltd, M/s Super Belts Pvt Ltd, M/s Countrywide Promoters Pvt Ltd, M/s Utkarsh Realtech Pvt Ltd, M/s Eventual Builders Pvt Ltd C/o M/s Countrywide Promoters Pvt Ltd, M-11, Middle Circle, Connaught Circus, New Delhi -110001 along with a copy of agreement, LC-IV and Bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
4. Addl. Director, Urban Estates, Haryana, Panchkula.
5. Administrator, HUDA, Gurgaon.
6. Chief Engineer, HUDA, Panchkula
7. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approved/ NOC as per condition No.8 above before starting the Development works.
- 10 Senior Town Planner (Enforcement) Haryana, Chandigarh.
11. District Town Planner, Gurgaon along with a copy of agreement.
12. Accounts Officer O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.
13. Senior Town Planner, M. Cell, Sector-8C, Chandigarh.

  
(Devendra Nimbokar)  
District Town Planner (HQ)  
For Director, Town and Country Planning,  
Haryana Chandigarh. E

To be read licence No. 58. of 2010

1. Detail of land owned by M/s Shivanand Real Estate P. Ltd., Vill. Kherki Majra Distt. Gurgaon

Village	Rect. No.	Killa No	Area	
Kherki Majra	59	3	8-0	
		4/2	6-5	
		7	8-0	
		8	8-0	
		9/1	0-18	
		9/2	7-2	
		11/2	2-7	
		12	8-0	
		13	8-0	
		14	8-0	
		18	8-0	
		19	8-0	
		20	8-0	
		21/1	1-7	
		59	4/1	1-15
			5/1	1-11
			5/2	5-17
			2min	5-6
		54	24	8-0
			25	7-8
58	1/1/1	1-7		
	1/2/1	0-13		
60	16	7-12		
	17/3/1	0-11		
	25/2	3-4		
	<b>Total</b>	<b>133-3 or 16.644 acres</b>		

2. M/s Precision Infrastructure P. Limited 2/3 share, M/s Sivanand Real Estate P. Ltd. 1/3 share

Village	Rect. No.	Killa No.	Area
Kherki Majra	58	14	8-0
		15	8-0
		11	4-18
<b>Total</b>			<b>20-18 or 2.613 Acres</b>

3. M/s Precision Infrastructure P Ltd

Village	Rect. No.	Killa No	Area
Kherki Majra	55	21/2	3-0
		22/1	4-0
		<b>Total</b>	<b>7-0 or 0.875 acres</b>

4. Kanwar Lal –Yadram-Satish Kumar-Kailash Kumar Ss/o Chhotelal

Village	Rect. No.	Killa No.	Area	
Kherki Majra	55	21/1	5-0	
		58	4	8-0
		5min	6-8	
		7/1	1-4	
		7/2	6-16	
		8/1	5-0	
		57	10min	5-2
			20	5-2
			<b>Total</b>	<b>42-12 or 5.325 Acres</b>

  
**D.T.C.B.**  
**Hr. CHD.**  


From prepage cont.

- 2 -

## 5. M/s Saraswati Kunj Infrastructure P. Ltd

Village	Rect. No.	Killa No.	Area	
Kherki Majra	58	2/1	3-0	
	62	14	3-18	
		15/1	7-0	
	45	3	8-0	
	42	22/1/1min	0-4	
		22/2	4-19	
		23	7-7	
		24	7-7	
	Dhankot	56	22	8-0
			23	8-0
		24	8-4	
		<b>Total</b>	<b>65-19 or 8.244 Acres</b>	

## 6. M/s Sunglow Overseas P Ltd. 767/1204 share, M/s Saraswati Kunj Infrastructure P. Ltd. 437/1204 share

Village	Rect. No.	Killa No.	Area	
Kherki Majra	59	15	7-8	
		16	7-8	
		17	8-0	
		24	8-0	
		22/2	5-8	
		23	8-0	
		45	4	8-0
			5	8-0
			<b>Total</b>	<b>60-4 or 7.525 Acres</b>

## 7. M/s Sunglow Overseas P. Ltd.

Village	Rect. No.	Killa No.	Area	
Kherki Majra	63	2/2	2-0	
		3/1	5-11	
		3/2	2-9	
		64	3/2	2-0
			4	8-0
			5/1	5-7
			6/2	0-5
			7/2	7-9
			8	8-0
			<b>Total</b>	<b>41-1 or 5.131 Acres</b>

## 8. M/s Precision Infrastructure P. Ltd 112/262 share, M/s Saraswati Kunj Infrastructure P. Ltd. 112/262 share, M/s Shivanand Real Estate P Ltd. 38/262 share.

Village	Rect. No.	Killa No.	Area
Kherki Majra	62	5/1	5-2
		6	8-0
		<b>Total</b>	<b>13-2 or 1.637 Acres</b>

## 9. M/s Super Belts P. Ltd.

Village	Rect. No.	Killa No.	Area	
Kherki Majra	52	13min	0-14	
		18/2min	2-2	
		23min	5-5	
		57	21/1	1-12
		58	16	8-0
			17	8-0
			24	8-0
			25/1/1	1-2
			25/1/2	0-10
			25/2	6-8
	<b>Total</b>	<b>41-13 or 5.206 Acres</b>		

D.T.C.P.  
Hr. CHD.  
@1/1/15

From prepage cont .

- 3 -

10. M/s Countrywide Promoters P Ltd.

Village	Rect. No.	Killa No.	Area			
Kherki Majra	64	9	8-0			
		11/1	5-16			
		12/1	5-16			
		13/1	5-16			
		14/1	4-1			
	59	25	7-8			
	63	5/1	2-18			
		4	8-0			
		5/2	4-10			
		6/1/1	2-3			
		10	8-0			
	64	63	8	8-0		
			13/2/1	1-9		
			14/1	5-16		
			6/1/2	4-0		
			7	8-0		
			6/2	1-5		
			15/1/1	3-4		
			15/2/1	2-3		
	58		10	8-0		
			11	8-0		
			12	8-0		
			13	8-0		
			18	8-0		
			19	8-0		
			20	8-0		
			23/1/1	2-13		
			64		1	8-0
					2	8-0
	3/1	6-0				
	23/2	0-2				
	21	8-0				
	58		22	8-0		
			23/1/2	5-4		
			<b>Total</b>	<b>198-4 or 24.775 Acres</b>		

11. M/s Utkarsh Realtech P. Ltd.

Village	Rect No.	KillaNo.	Area	
Kherki Majra	47	24/2	0-3	
		25/2	6-14	
	52		4/2	2-10
			5	7-8
			6	7-8
			7/1	5-12
			14/2	7-5
			15	6-16
			16	7-8
			17	8-0
			18/1	2-0
			24	8-0
	53		25	8-0
			23	8-0
			24	8-0
			25	7-12
			11/1	4-0
	54		3	8-0
	60		4	3-0
	53		13	8-0
			14	8-0
			15	8-0
			16	7-7
			17	7-7
			18	7-7
			19	7-7
			20	7-7
			21	8-0
			22	8-0
<b>Total</b>		<b>200-15 or 25.094 Acres</b>		

Continue page-4

D.T.C.P.  
Hr. CHD.  
21.10.15

To be read with figure No. 58 of 2010.

From perpage cont.

- 4 -

12. M/s Eventual Builders (P) Ltd.

Village	Rect No.	Killa No.	Area
Kherki Majra	54	11/2 min	2-8
		12/2 min	0-14
		19 min	3-8
		20	6-16
		<b>Total</b>	<b>13-6 or 1.663 acres</b>

13. M/s Shivanand Real estate P Ltd.

Village	Rect. No.	Killa No	Area
Kherki Majra	54	21	8-0
		22	8-0
	59	1	8-0
		2 min	2-14
		<b>Total</b>	<b>26-14 or 3.337 acres</b>

**G. Total 864-11 or 108.068 Acres**

  
Director

Town and Country Planning,  
Haryana, Chandigarh  
*Chandigarh*

## Directorate of Town & Country Planning, Haryana

Yojna Bhawan, Plot No. 3, Block-A, Sector 18 A, Madya Marg, Chandigarh,  
web site: [tcpharyana.gov.in](http://tcpharyana.gov.in)

Phone: 0172-2549349; E-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

Regd.

To

Countrywide Promoters Pvt. Ltd. & Others.  
OT-14, 3<sup>rd</sup> Floor, Next Door, Parklands,  
Sector 76, Faridabad, Haryana-121004.

Memo No. LC-2330/Asstt.(AK)/2020/ 6188

Dated:

06-03-2020

**Subject:** Renewal of Licence no. 58 of 2010 dated 03.08.2010 granted for setting up of Residential Plotted Colony over an area measuring 108.068 acres in Sector 102 & 102 A, Gurugram- Countrywide Promoters Pvt. Ltd.

Please refer to your application dated 20.08.2018 & reply dated 14.11.2019 & 21.11.2019 on the subject cited above.

1. Licence No. 58 of 2010 dated 03.08.2010 granted for setting up Plotted colony over an area measuring 108.068 acres in Sector 102A, GMUC is hereby renewed up to 02.08.2020 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 license of further period.
3. The delay in allotment of EWS flats will be got compounded in accordance with the provisions of the Departmental policy dated 16.08.2013.
4. The construction of community buildings will be completed as per provisions of section 3 (3) (a) (iv) of Act 8 of 1975.
5. 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. 15207 of 2019 titled as Kanhaiya Communications Pvt. Ltd. & Others Vs State of Haryana.
6. You shall abide by the orders and final judgment passed by the Hon'ble court in CWP no. 37843 of 2018 and Undertakes pay the remaining licence fees if the above said writ petition regarding renewal of licence is dismissed. Accordingly if the decision goes in favour of Department, the licensee company shall pay the differential amount of renewal fees (alongwith interest).
7. You shall get the licence renewed till final completion of the colony.

The renewal of license 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-2330/Asstt.(AK)/2020/

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, Gurugram.
5. District Town Planner, Gurugram.
6. Nodal Officer (website) for updation on website.

(Rajesh Kaushik)

District Town Planner (HQ)

For: Director, Town & Country Planning  
Haryana, Chandigarh

# COUNTRYWIDE PROMOTERS PVT. LTD.

Registered Office : OT-14, 3rd Floor, Next Door, Parklands, Sector-76, Faridabad, Haryana-121004  
CIN : U70101HR1996PTC082720

The Director,  
Directorate of Town and Country Planning,  
Haryana, Chandigarh.

11<sup>th</sup> August 2020

**Subject:** Request for Renewal of License No. 58 of 2010 dated 03.08.2010 for setting up of a Residential Plotted Colony on the land measuring 108.068 Acres in Sector-102 Gurugram being developed by M/s Countrywide Promoters Pvt. Ltd. (LC-2330-III).

**Reference:** On the subject noted above.

Dear Sir,

This is with reference to the above subject our for Renewal of License No. 58 of 2010 dated 03.08.2010 (for the period 2020-2025) for setting up of Residential Plotted Colony on the land measuring 108.068 Acres in Sector-102, Gurugram.

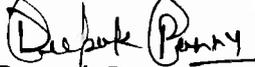
Please find enclosed copy of duly deposited "E-Payment Receipt" towards payment of License Renewal Fee amounting to Rs. 1,07,13,400/- (Rupees One Crore Seven Lac thirteen thousands Four Hundred) vide (Transaction No. TCP35952081062108 dated 10.08.2020) in favour of Director Town and Country Planning Haryana.

Further, the Company had also submitted as undertaking as per the High Court order dated 20.12.2018 "*that the Company shall abide by the order and final judgement as may be passed by the Hon'ble Punjab and Haryana High Court in CWP NO. 37843 of 2018 and further undertakes to pay the remaining license Renewal fees of remaining 10% if the Government approves from 10% to 20%.*"

Regarding Payment of EDC: it is submitted that the Hon'ble High Court of Punjab & Haryana had passed an order in CM No. 14394-14395 of 2019 in CWP No. 37843 of 2018 order dated 03.10.2019 has directed that the application for renewal of License be considered without demanding any further External Development Charges. A copy of the relevant orders passed by the Hon'ble High Court is attached for your ready reference.

In view of above, it is most humbly requested to kindly acknowledge the receipt of the same and process our case for Renewal of License at the earliest for which we shall be highly grateful.

Thanking you,  
Yours faithfully,

  
Deepak Pannu  
Authorized Signatory



Encl.: 1. Form LC-VI

2. Copy of E-Payment Receipt.
3. Copy of Undertaking for depositing the differential License Renewal fee.
4. Copy of High Court Order dated 20.12.2018 & 03.10.2019

LC-VI  
(See rule 13)

The Director,  
Directorate of Town & Country Planning Department,  
Sector-18A, Madhya Marg, Chandigarh

Sir,

We beg to apply for renewal of license No. 58 of 2010 dated 03.08.2010 which was valid upto 02.08.2020.

1. I/we enclose the further following documents:

- a. Copy of duly deposited "E-Payment Receipt" towards payment of License Renewal Fee amounting to Rs. 1,07,13,400/- (Rupees One Crore Seven Lac thirteen thousands Four Hundred) vide (Transaction No. TCP35952081062108 dated 10.08.2020) in favour of Director Town and Country Planning Haryana.
- b. Income tax clearance certificate issued by the Income Tax Officer.
- c. An explanatory Note indicating the details of development works which have been completed or are in progress or are yet to be undertaken.

All the External Services of Residential Plotted Colony i.e. Sewerage System, Storm Water Drainage System, Water Supply, Recycled Water Supply, Street Lighting and Roads with Black Top have been completed.

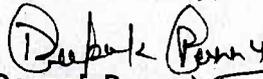
Part Completion Certificate for an area measuring 66.50 Acres out of 108.068 Acres has already been obtained.

- d. Reason for non-completion of development works.

All the External Services of Residential Plotted Colony i.e. Sewerage System, Storm Water Drainage System, Water Supply, Recycled Water Supply, Street Lighting and Roads with Black Top have been completed in the balance area apart from 66.50 acres out of 108.068 acres and Completion Certificate for the same is in process with the Department.

Date: 11.08.2020  
Place: Chandigarh

Yours Faithfully,

  
(Deepak Pannu)

Authorized Signatory  
M/s Countrywide Promoters Pvt. Ltd.



[E-Payment Receipt]

(To be retained by applicant)

Case Type	Licence	Application Type	Renewal Deficit Fee
Charges Type	Renewal Deficit Fee		

Mobile No.	9971592575	Email Id	dtcpcompliance@btp.com
Licence No.	58 OF 2010	Licence year	2010
Case Id	LC-2330	Application Id	LC-2330A

(1.)Transaction No. TCP35952081062108  
(2.)Transaction Date. 10/08/2020 13:27:42  
(3.)GR No / Txn. No 66542849  
(4.)Status Success  
(5.)Received Amount Date 10/08/2020  
(6.)Payment Agreegator PNB  
(8.)Total Amount 10713400.00  
(9.)Remarks License renewal fee of license no 58 of 2010 an area measuring 108.068 acre of residential plotted colony in Sector-102, Gurugram (LC-2330)  
(10.)Payment Mode Net Banking/Debit Card/Credit Card

NOTE1: This is subjected to realization/credit of the payment to Department Account.



**STEPS TO VERIFY PAYMENT STATUS WITH THE HELP OF QR CODE:**

- 1.Install QR scanner app on your mobile,which can be downloaded free from App Store/Play Store.
- 2: Once QR scanner app is installed, open the app and point it to code on the receipt.
- 3: The application will scan the QR code and a page will open with, <Open Website>, <Open URL>.This option is app dependent.
- 4: Click on this option. Payment status Verification page will open

**Requirement:**

- 1: User needs to have a QR scanner in his mobile. QR scanner apps are free and can be downloaded from the App store on your mobile.
- 2: Internet connection on Mobile



सत्यमेव जयते

# INDIA NON JUDICIAL Chandigarh Administration

## e-Stamp

Certificate No. : IN-CH23941957726762S  
Certificate Issued Date : 29-Jul-2020 12:56 PM  
Certificate Issued By : chkomsini  
Account Reference : IMPACC (GV)/ chimpsp07/ E-SAMPARK SEC-18/ CH-CH  
Unique Doc. Reference : SUBIN-CHCHIMPSP0747828963839018S  
Purchased by : ANIL KUMAR  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : COUNTRYWIDE PROMOTERS PVT LTD  
Second Party : Not Applicable  
Stamp Duty Paid By : COUNTRYWIDE PROMOTERS PVT LTD  
Stamp Duty Amount(Rs.) : 10  
(Ten only)



-----Please write or type below this line-----

### UNDERTAKING

We, M/s Countrywide Promoters Pvt. Ltd. having our registered office at OT-14, 3<sup>rd</sup> Floor, Next Door, Parklands, Sector-76, Faridabad, Haryana 121004 ("the Company") through our Authorized Signatory Sh. Deepak Pannu S/o Sh. Dharambir Singh R/o H. No. 1103, Kishangarh, Chandigarh and working for gain as **Manager**, Business Development, do hereby undertake (with respect to renewal of License No. 58 of 2010 dated 03.08.2010 of Residential Plotted Colony area measuring 10806.5 Acres) **I.D. 0008357879** as per follows:

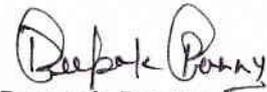
#### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

**Deepak Pannu**

- 1) That the Company shall abide by the Order and final Judgement passed by the Hon'ble Punjab and Haryana High Court in CWP No. 37843 of 2018 regarding the rate at which License Renewal fee is to be paid.
- 2) That the Company has already paid 10% of the license renewal fees and undertakes to pay additional amount equivalent to 10% already paid in case the DTCP increases the renewal fees payable from 10% to 20%.

**Date: 11.08.2020**  
**Place: Chandigarh**



**Deepak Pannu**  
**Authorized Signatory**

**For: M/s Countrywide Promoters Pvt. Ltd.**

CWP-37843-2018

**M/s Countrywide Promoters Pvt.Ltd.,Gurgaon v. State of Haryana & ors.**

Present : Mr. Girish Agnihotri, Sr. Advocate with  
Mr.Hemant Saini, Advocate  
for the petitioner.

...

Learned counsel for the petitioner inter alia contends that the notification gives a retrospective effect from 1976 onwards. Law would mandate renewal of license after every two years. The application made by the petitioner in this regard was on 05.12.2017 which remained undecided. On 09.02.2018 the instant notification has been issued warranting deposit at the present rates.

Learned counsel for the petitioner further contends that the petitioner is willing to pay the amount at the rate prescribed in rule 3 for the issuance of license from the date when application for renewal was submitted and would also undertake to pay the remaining in the event of writ petition being dismissed.

Notice of motion for 14.03.2019.

In case the petitioner abides by the aforesaid, his application for renewal be considered without prejudice to the rights of the parties before us.

(MAHESH GROVER)  
JUDGE

20.12.2018  
dss

(LALIT BATRA)  
JUDGE

**C.M Nos.14394-95-CWP of 2019**

**in**

**CWP No.37843 of 2018**

**M/s Country Wide Promoters Pvt. Ltd., Gurgaon vs State of Haryana and others**

Present : Mr. Hemant Saini, Advocate  
for the applicant-petitioner.

Mr. Rajesh K. Sheoran, Addl. A.G., Haryana.

\* \* \*

Learned State counsel seeks time to file reply.

May do so before the next date of hearing with a copy in  
advance to the counsel opposite.

Adjourned to 30.10.2019.

Interim order in the same terms as in *CWP No.15207 of 2019*  
till the next date of hearing.

(DAYA CHAUDHARY)  
JUDGE

(SUDHIR MITTAL)  
JUDGE

October 03, 2019  
gurpreet

Sr. No.131

CWP No. 15207 of 2019

M/s Kanhaiya Communications Pvt. Ltd. vs. State of Haryana and ors

Present:- Mr. Hemant Saini, Advocate for the petitioner

Contends that an issue of payment of external development charges is pending before the Hon'ble Supreme Court where encashment of the Bank guarantees has been stayed. Besides, 10% of the licence fee ought to be calculated at the rate prevailing in 2008 when the licence was granted but the respondents are resorting to 10% of the current licence fee which is impermissible

Notice of motion for 5.9.2019.

In the meantime, we direct the respondents to consider the application submitted by the petitioner without insistence on payment of further external charges in view of the fact that the matter is pending before the Hon'ble Supreme Court.

(MAHESH GROVER)  
JUDGE

30.05.2019  
rekha

(LALIT BATRA)  
JUDGE

## Directorate of Town & Country Planning, Haryana

Ayojna Bhawan, Sector-18, Chandigarh, web site [tchpharyana.gov.in](http://tchpharyana.gov.in)

Phone: 0172-2549349; e-mail: [tchphry@gmail.com](mailto:tchphry@gmail.com)

Regd.

FORM LC-V  
(See Rule-12)

Licence No. 45 of 2011

- This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to M/s Shivanand Real Estate Pvt. Ltd., M/s Precision Infrastructure Pvt. Ltd., M/s Mega Infraprojects Pvt. Ltd., M/s Druzba Overseas Pvt. Ltd., M/s Delite Realtech Pvt. Ltd. C/o M/s Countrywide Promoters Pvt. Ltd., M-11, Middle Circle, Cannaught Place, New Delhi-110001, for setting up of additional Residential Plotted Colony on the land measuring 18.606 acres falling in the revenue estate of village Dhankot & Kherimajra, Sector – 102, District Gurgaon.
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 Group Housing Colony is laid out to conform to the approved building 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.
  4. 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.
  5. That you shall derive permanent approach from already licence granted area.
  6. 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.
  7. 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.
  8. 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.
  9. That you shall provide the rain water harvesting system as per central ground water Authority Norms/ Haryana Govt. notification as applicable.
  10. 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.
  11. That you will use only CFL fittings for internal lighting as well as for campus lighting in the complex.

12. That the licensee shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DGTCP till the services are made available from external infrastructure to be laid by HUDA.
13. 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 Town & Country Planning, Haryana.
14. 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.
15. 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.
16. The licence is valid upto 16-5-2015.

Dated: Chandigarh

The 17-5-2011

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

Ends No. LC-2330B-JE(BR) - 2011/ 6639

Dated:- 19-5-11

1. A copy is forwarded to the following for information and necessary action:-  
M/s Countrywide Promoters Pvt. Ltd. & others, M-11, Middle Circle, Cannanught Place, New Delhi-110001, along with copy of agreement LC-IV and bilateral agreement.  
Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
2. Chief Administrator, HUDA, Panchkula.
3. Chief Administrator, Housing Board, Panchkula along with copy of agreement.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana -Cum-Secretary, SEAC, SCO No. 1-3, Sector -17D Chandigarh.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Gurgaon.
8. Chief Engineer, HUDA, Panchkula.
9. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
10. Senior Town Planner (Monitoring Cell), Haryana, Sector-8, Chandigarh.
11. Senior Town Planner (Enforcement), Haryana, Chandigarh.
12. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 5 above before starting the Development Works.
13. Chief Accounts Officer. O/o Senior Town Planner (M), Chandigarh along with a copy of agreement.
14. Land Acquisition Officer, Gurgaon .
15. District Town Planner, Gurgaon along with a copy of agreement.
16. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.
- 17.

(Vijay Kumar)

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

1. M/s Shivanand Real Estate P Ltd. 118/148 share, M/s Precision Infrastructure (P) Ltd  
30/148 share Dist. Gurgaon

Village	Rect. No.	Killa No	Area
Kherki Majra	59	6	K-M 7-8 or 0.925 Acres

2. M/s Mega Infraprojects (P) Ltd.  
Village Dhankot

Rect. No.	Killa No	Area
56	25	1-11
57	3/2	7-4
	4	8-0
	5	2-11
	7	7-12
	2/2	5-8
	3/1	0-16
	9/1	5-10
	8	8-0
	11/2	2-1
	12	4-13
	18	6-13
	19	8-0
	21/1	2-13
	21/2	5-7
	1/2	4-16
	2/1	2-12
	9/2	2-7
	10/1	4-12
	1/2	0-9
	6/1	3-0
	6/2	5-0
	2/2	4-0
<b>Total</b>		<b>102-5 or 12.781 Acres</b>

Kherki majra  
57  
58

3. M/s Druzba Overseas (P) Ltd.  
Village Dhankot

Rect. No.	Killa No.	Area
56	20	8-0 or 1.0 Acres

4. M/s Delite Real tech (P) Ltd.  
Village KherkiMajra

Rect. No.	Killa No.	Area
60	6	7-12
	7	8-0
	4/2	4-15
	5/2	4-11
	4/1	3-5
	5/1	3-1
<b>Total</b>		<b>31-4 or 3.9 acres</b>

**Grand Total 148-17 or 18.606 Acres**

*[Signature]*  
**Director General**  
**Town & Country Planning**  
**Haryana, Chandigarh**  
*[Signature]*

# Directorate of Town & Country Planning, Haryana

Yojna Bhawan, Plot No. 3, Block-A, Sector 18 A, Madya Marg, Chandigarh,  
web site: [tcpharyana.gov.in](http://tcpharyana.gov.in)

Phone: 0172-2549349; E-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

Regd.

To

Shivnand Real Estate Pvt. Ltd.,  
Precision Infrastructure Pvt. Ltd.,  
Mega Infraprojects Pvt. Ltd.,  
Druzba Overseas Pvt. Ltd.,  
Delite Realtech Pvt. Ltd.,  
In collaboration with Countrywide Promoters Pvt. Ltd. & Others.  
OT-14, 3<sup>rd</sup> Floor, Next Door, Parklands,  
Sector 76, Faridabad, Haryana-121004.

Memo No. LC-2330-II-(B+C)/Asstt.(AK)/2020/ 7455

Dated: 20-03-2020

Subject:

**Renewal of License no. 45 of 2011 dated 17.05.2011 granted for setting up of Residential Plotted Colony over an additional area measuring 18.606 acres in Sector 102, Gurugram- Countrywide Promoters Pvt. Ltd.**

Please refer to your application dated 14.11.2019 on the subject cited above.

1. Licence No. 45 of 2011 dated 17.05.2011 granted for setting up of Residential Plotted Colony over an additional area measuring 18.606 acres in Sector 102, Gurugram is hereby renewed up to 16.05.2024 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 license of further period.
3. The delay in allotment of EWS plots will be got compounded in accordance with the provisions of the Departmental policy dated 16.08.2013.
4. The construction of community buildings will be completed as per provisions of section 3 (3) (a) (iv) of Act 8 of 1975.
5. You shall pay the EDC dues, as per the final decision of Hon'ble High Court in CWP No. 15207 of 2019 titled as Kanhaiya Communications Pvt. Ltd. & Others Vs State of Haryana.
6. You shall abide by the orders and final judgment passed by the Hon'ble court in CWP no.37843 of 2018 and pay the balance licence renewal fees as per undertakes 14.11.2019. Accordingly, if the decision goes in favour of Department, the licensee company shall pay the differential amount of renewal fees (alongwith interest).
7. You shall get the licence renewed till final completion of the colony.

The renewal of license 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-2330-II-(B+C)/Asstt.(AK)/2020/

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, Gurugram.
5. District Town Planner, Gurugram.
6. Nodal Officer (website) for updation on website.

  
(Rajesh Kaushik)  
District Town Planner (HQ)  
For: Director, Town & Country Planning  
Haryana, Chandigarh