

HARYANA GOVERNMENT

TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 83 of 2008

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 and the Rules, 1976 made thereunder to (i) M/s Super Belts (P) Ltd., (ii) M/s Druzba Overseas (P) Ltd., (iii) M/s Merit Marketing (P) Ltd., (iv) M/s Sunglow Overseas (P) Ltd., (v) M/s Countrywide Promoters (P) Ltd. all C/o M/s Countrywide Promoters Pvt. Ltd., M-11, Middle Circle, Connaught Circus, New Delhi-110001 for setting up of a Group Housing Colony falling in the revenue estate of Village- Basai Tehsil & Distt.-Gurgaon.
2. The particulars of 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 Group Housing Colony is laid out to conform to the approved layout plan and development works are executed according to the designs and specification shown in the approved plan.
 - (b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development & Regulation of Urban Areas Act, 1975 and Rules 1976 framed thereunder are duly complied with.
 - (c) That the demarcation plan of the colony is submitted for approval of the zoning plan and before starting the development works in the colony.
4. That the Licencee 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 alongwith 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 Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
6. That the Licencee will not give any advertisement for sale of Flats in Group Housing Colony before the approval of Layout plan/ Building plan.
7. That you will have no objection to the regularization of the boundaries of the licenced land through give equal and take equal with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of competent authority shall be binding in this regard.
8. That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14-09-2006 of Ministry of Environment and Forest, Govt of India before starting the development works of the colony
9. That the developer will use only CFL fittings for internal lighting as well as for campus lights in the group housing complex
10. The licence is valid upto 4-4-2010

Dated the 5-4-2008
Chandigarh

S.S. DHILLON
(S.S. DHILLON)
Director, Town & Country Planning
Haryana, Chandigarh


Endst. No. 5DP-2008/1359

Dated: 8-4-08

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

1. (i) M/s Super Belts (P) Ltd., (ii) M/s Druzba Overseas (P) Ltd., (iii) M/s Merit Marketing (P) Ltd., (iv) M/s Sunglow Overseas (P) Ltd., (v) M/s Countrywide Promoters (P) Ltd. all C/o M/s Countrywide Promoters Pvt. Ltd., M-11, Middle Circle, Connaught Circus, New Delhi-110001, alongwith copy of agreement.
2. Chief Administrator, Haryana Urban Development Authority, Panchkula.
3. Managing Director, HVPN, Planning Director, Shakti Bhawan, Sectro-6, Panchkula.
4. Addl. Director, Urban Estate, Haryana, Panchkula.
5. Administrator, HUDA, Gurgaon.
6. Engineer in Chief, HUDA, Panchkula
7. Superintending Engineer, HUDA, Gurgaon, alongwith a copy of agreement.
8. Land Acquisition Officer, Gurgaon
9. Senior Town Planner, Gurgaon, to ensure that colonizer obtains approval / NOC as per clause 5 above before starting the development works of the colony.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. District Town Planner, Gurgaon, alongwith a copy of agreement.
12. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh, alongwith a copy of agreement.

DA/As above


District Town Planner (Hq.)
For Director Town & Country Planning
Haryana, Chandig

To be read with licence no. 83 dated 5-4-2008

1. Detail of land owned by M/s Super Belts (P) Ltd.

Village	Khasra No.	Area
		B-B-B
Basai	230min	4-17-4
	Total	4-17-4 or 3.038 Acres

2. Detail of land owned by M/s Druzba Overseas (P) Ltd.

Village	Khasra No.	Area
		B-B-B
Basai	239	1-0
	240	3-3
	Total	4-3 or 2.594 Acres

3. Detail of land owned by M/s Merit Marketing (P) Ltd

Village	Khasra No.	Area
		B-B-B
Basai	238/2	14-10-17
	Total	14-10-17 or 9.089 Acres

4. Detail of land owned by M/s Sunglow Overseas (P) Ltd.

Village	Khasra No.	Area
		B-B-B
Basai	1080/225	1-13
	Total	1-13 or 1.031 Acres

5. Detail of land owned by M/s Countrywide Promoters (P) Ltd

Village	Khasra No.	Area
		B-B-B
Basai	242/3/1	2-18
	242/3/2	2-0
	242/1	4-11
	241	3-9
	Total	12-18 or 8.062 Acres

Grand Total B-B-B
38-2-1 or 23.814 Acres

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

Directorate of Town & Country Planning, Haryana
Ayojna Bhawan, Plot no.3, Sector-18-A, Madhya Marg, Chandigarh
Phone: 0172-2549349; http\\:tcpharyana.gov.in

Regd.

To

C/o Countrywide Promotors Pvt. Ltd.,
M-11, Middle Circle, Connaught Circus,
New Delhi-110001.

Memo No. LC-1277-Asstt(RK)/2020/ 1136)

Dated: 01-07-2020

Subject: Renewal of license No. 83 of 2008 dated 05.04.2008 for setting up of Group Housing Colony on the area measuring 23.814 acres in Sector-37-D, Gurugram developed by Countrywide Promotors Pvt. Ltd.

Please refer to your application dated 19.03.2020 on the matter cited as subject above.

Licence No. 83 of 2008 dated 05.04.2008 granted for setting up of group housing colony on the land measuring 23.814 acres in Sector-37-D, Gurugram is hereby renewed upto **04.04.2025** on the same terms & conditions laid down therein.

1. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
2. The construction at site shall be started within 6 months after getting building plan approved from the department.
3. You shall get approved the service plan estimate within 3 months from the issuance of this renewal.
4. To submit the ultimate power load approved from the competent authority within validity of the license.
5. That the amendment in Rule 13 in respect of charging of renewal fees is under consideration, for which the draft notification was notified on 20.08.2019. Therefore, increased renewal fees shall be deposited by you in accordance with the final notification or as decided by the Department.
6. That you shall abide by the decision of the Hon'ble High Court in CWP no. 37843 of 2018 payment of renewal fee as already consented in your request for renewal of license no. 83 of 2008 dated 05.04.2008.

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

Dated:

Endst. No. LC-1277-Asstt(RK)/2020/

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

1. Chief Administrator, HSVP, Panchkula.
2. Senior Town Planner, Gurugram.
3. PM (IT) of this office with a request to update the status of renewal of license on the website of the Department.
4. District Town Planner (P), Gurugram.
5. Chief Account Officer of this Directorate.

(Narender Kumar)
Distt. Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh

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

LICENCE NO. 94 OF 2011

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made there under to M/s Countrywide Promotors Pvt. Ltd., M/s Visual Builders Pvt. Ltd., M/s Precision Infrastructure Pvt. Ltd., M/s Druzba Overseas Pvt. Ltd., Sh. Naveen S/o Sh. Jagat, Sh. Parveen S/o Sh. Rakesh, Smt. Basanti Wd/o Uday Singh alias Ravichand, S/Sh. Satish Kumar, Mukesh Kumar, Dharmender Kumar, Pawan Kumar Ss/o Sh. Uday Singh alias Ravichand, Shribhagwan S/o Krishan, C/o M/s Countrywide Promotors Pvt. Ltd., M-11, Middle Circle, Cannought Circus, New Delhi-01 for development of group housing colony over an area measuring 19.744 acres falling in the revenue estate of village Basai, Sector 37 D, Gurgaon.

1. The particular of the land wherein the aforesaid Residential Group Housing 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 is granted subject to the following conditions:
 - a. That the Residential Group Housing 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 Residential Group Housing Colony area is submitted before starting the development works in the colony and for the approval of zoning plan.
3. 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.
4. That licensee shall construct the 12/18/24 m wide service road forming part of the site area at your own cost and the entire area under road shall be transferred free of cost to the Government.
5. That you shall submit the Zoning Plan/Layout Plan of the site as per approved circulation plan of the sector.
6. That you shall take permanent access from service road proposed along the development plan road.
7. That licensee shall deposit the Infrastructural Development Charges @ ₹ 1000/- per sq m for commercial component and @ ₹ 625/- per sqm for group housing component in two equal installments i.e. 1st installment will be deposited within 60 days from grant of license and 2nd installments within six months from grant of license, failing which interest @ 18% per annum will liable to be paid for the delayed period.
8. That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
9. That licensee 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 integrated services. The decision of the competent authority shall be binding in this regard
10. That you 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.
11. 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.
12. That the license will not give any advertisement for sale of shops/office/floor in colony before the approval of zoning plan/building plans.
13. That the licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.

14. That you shall obtain clearance from competent authority, if required PLPA 1900 and any other clearance required under any other law.
15. That you shall abide by the policy dated 2.3.2010 pertaining to allotment of EWS flats.
16. That you shall pay the labour cess charges as per policy dated 4.5.2010.
17. That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
18. That the license 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.
19. That the developer will use only CFL fittings for internal as well as for campus lighting.
20. That licensee shall convey the ultimate power load requirement of the project to the concerned Power Authority, with a copy to the Director with in 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.
21. That in compliance of Rule 27 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the plot/flat holders for meeting the cost of internal development works in the colony
22. That you will intimate your official Email ID and the correspondence to this ID by the Deptt. will be treated legally.
23. The license is valid up to 3-10-2015

Place : Chandigarh
Dated: 24-10-2011

(T.C.GUPTA, IAS)
Director General
Town & Country Planning
Haryana, Chandigarh

Endst.No.LC-1674-JE(B)-2011/15788

Dated: 05/10/11

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

1. M/s Countrywide Promotors Pvt. Ltd., M/s Visual Builders Pvt. Ltd., M/s Precision Infrastructure Pvt. Ltd., M/s Druzba Overseas Pvt. Ltd., Sh. Naveen S/o Sh. Jagat, Sh. Parveen S/o Sh. Rakesh, Smt. Basanti Wd/o Uday Singh alias Ravichand, S/Sh. Satish Kumar, Mukesh Kumar, Dharmender Kumar, Pawan Kumar Ss/o Sh. Uday Singh alias Ravichand, Shribhagwan S/o Krishan, C/o M/s Countrywide Promotors Pvt. Ltd., M-11, Middle Circle, Cannught Circus, New Delhi-01.
2. Chief Administrator, HUDA, Panchkula.
3. Chief Administrator, Haryana Housing Board, Panchkula.
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, Gurgaon
8. Engineer-in-Chief, HUDA, Panchkula
9. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
10. Land Acquisition Officer, Gurgaon.
11. Senior Town Planner, Monitoring Cell, Haryana, Chandigarh.
12. Senior Town Planner (Enforcement) Haryana, Chandigarh.
13. Senior Town Planner, Gurgaon.
14. District Town Planner, Gurgaon along with a copy of agreement.
15. Chief Account Officer, O/o Senior Town Planner (Monitoring), Chandigarh.
16. Accounts Officer O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

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

To be read Licence no.....94.....of 2011

1. M/s Countrywide Promoters (P) Ltd 1/ 2 share, M/s Visual Builders (P) Ltd. 1/ 2 share village Basai Distt. Gurgaon.

Village	Khasra No.	Area (B-B-B)
Basai	242/2	0-4 - 0
	Total	0-4 - 0

2. M/s Countrywide Promoters (P) Ltd

Village	Khasra No.	Area
Basai	1081/225/1	2-7-15
	Total	2-7-15

3. M/s Precision Infrastructure (P) Ltd. 1/3 Share, M/s Druzba Overseas (P) Ltd 1/3 Share, M/s Countrywide Promoters (P) Ltd. 1/ 3 share.

Village	Khasra No.	Area
Basai	1081/225/2	1-7-7
	226/1	1-16-16
	Total	3-4-3

4. M/s Druzba Overseas (P) Ltd

Village	Khasra No.	Area
Basai	221	1-16-0
	222/1	0-6-18
	218	3-17-0
	219	4-6 - 0
	228/4	6-16-8
	243	3-4 - 0
	244	3-2 - 0
	Total	23-6-6

5. Naveen S/o Jagat 49/108 share, Parveen S/o Rakesh 59/108 share.

Village	Khasra No.	Area
Basai	228/3	0-5-8
	Total	0-5-8

6. Smt. Basanti Wd/o Uday singh alis Ravichand-Satish Kumar- Mukesh Kumar-Dharmender Kumar-Pawan Kumar Ss/o Udaysingh alis Ravichand 408/815 share, Shribhagwan S/o Krishan 407/815 share.

Village	Khasra No.	Area
Basai	228/2	2-0-14
	Total	2-0-14

7. M/s Druzba Overseas (P) Ltd. 2750/3680 share, Naveen S/o Jagat 50/3680 share, Parveen S/o Rakesh 61/3680 share. Smt. Basanti Wd/o Uday singh alis Ravichand-Satish Kumar- Mukesh Kumar-Dharmender Kumar-Pawan Kumar Ss/o Udaysingh alis Ravichand 410/3680 share, Shribhagwan S/o Krishan 409/3680 share.

Village	Khasra No.	Area,
Basai	228/1	0-1-10
	Total	0-1-10
	Grand Total	31-11-16 or 19.744 Acres

Director General
Town and Country Planning,
Haryana, Chandigarh
Chhota K. Singh

Directorate of Town & Country Planning, Haryana
Ayojna Bhawan, Plot no.3, Sector-18-A, Madhya Marg, Chandigarh
Phone: 0172-2549349; <http://tcpharyana.gov.in>

Regd.

To

✓ C/o Countrywide Promoters Pvt. Ltd.,
M-11, Middle Circle, Connaught Circus,
New Delhi-110001.

Memo No. LC-1674-Asstt(RK)/2020/ 12146

Dated: 10-07-2020

Subject:

Renewal of license No. 94 of 2011 dated 24.10.2011 for setting up of Group Housing Colony on the area measuring 19.744 acres in Sector-37-D, Gurugram developed by Countrywide Promoters Pvt. Ltd.

Please refer to your application dated 06.03.2020 on the matter cited as subject above.

Licence No. 94 of 2011 dated 24.10.2011 granted for setting up of group housing colony on the land measuring 19.744 acres in Sector-37-D, Gurugram is hereby renewed upto 23.10.2024 on the same terms & conditions laid down therein.

1. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
2. That the amendment in Rule 13 in respect of charging of renewal fees is under consideration, for which the draft notification was notified on 20.08.2019. Therefore, increased renewal fees shall be deposited by you in accordance with the final notification or as decided by the Department.
3. That you shall abide by the decision of the Hon'ble High Court in CWP no. 37843 of 2018 payment of renewal fee as already consented in your request for renewal of license no. 94 of 2011 dated 24.10.2011.

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

Endst. No. LC-1674-Asstt(RK)/2020/

Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Senior Town Planner, Gurugram.
3. PM (IT) of this office with a request to update the status of renewal of license on the website of the Department.
4. District Town Planner (P), Gurugram.
5. Chief Account Officer of this Directorate.

(Narender Kumar)
Distt. Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh