

## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349  
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FORM LC - V  
(See Rule 12)

Licence No. 54 of 2024

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Super Belts Pvt. Ltd., Countrywide Promoters Pvt. Ltd., Business Park Builders Pvt. Ltd., Brainwave Builders Pvt. Ltd., Green Park Estate Pvt. Ltd., Elite Real Tech Pvt. Ltd., Westland Developers Pvt. Ltd., Business Park Developers Pvt. Ltd., Green Valley Towers Pvt. Ltd., ASG Overseas Pvt. Ltd., Designer Realtors Pvt. Ltd., Super Growth Construction Pvt. Ltd., Shalimar Town Planners Pvt. Ltd., Jasmine Build Tech Pvt. Ltd., Imagine Builders Pvt. Ltd., Gitanjali Promoters Pvt. Ltd. in collaboration with Countrywide Promoters Pvt. Ltd, Regd. Off. OT-14, 3rd Floor, Next Door, Parklands, Sector-76, Faridabad-121004 for setting up of a RESIDENTIAL PLOTTED COLONY on the additional area measuring 18.30625 acres in the revenue estate of village Kheri Kalan and in-principle approval for revise layout plan of the colony bearing licence No. 157-193 of 2005, 316-346 of 2005, 413-442 of 2006, 259 of 2007, 59 & 60 of 2010, 38 of 2011 & 47 of 2011 for an area measuring 571.30625 acres (after surrender of licence land measuring 5.85 acres) in Sector-82-89, Faridabad

1. 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 development works are executed according 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 there under are duly complied with.
  - c) That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
  - d) That the demarcation plan of the Plotted Colony is to be submitted for the approval of zoning plan before starting the development works in the colony.
  - e) That you shall maintain and upkeep all roads open spaces, public parks and public health services for a period of five years from the date of issue to 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 Government 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 you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
- g) That you shall have no objection in the regularization of the boundaries of the licence through give and take with the land that HSVP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
- h) That you shall not submit any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
- i) That you shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
- j) That you shall arrange electric connection from outside source for electrification of your colony from HVPNL/DHBVNL and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. HVPNL/DHBVNL Haryana and complete the same before obtaining completion certificate for the colony.
- k) That you 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.
- l) That you shall use only LED fittings for internal lighting as well as campus lighting.
- m) That you shall convey the 'Ultimate Power Load Requirement' of the entire colony to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license 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.
- n) That you shall abide by the policy dated 08.07.2013 related to allotment of EWS Flats/Plots.

- o) That you shall provide the details of calculations per Sqm/per sq ft, to the allottee while raising demand from the flat owner/plot owner /commercial space owners, in case at the time of booking of the plot /flat/commercial space, the SIDC/EDC rates were not included and are to be charged separately as per rates fixed by Government.
- p) That you shall permit the Director or any other 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 license granted.
- q) That you shall make arrangement for water supply, sewerage, drainage etc, to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HSVP.
- r) That you shall provide the rain water harvesting system as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- s) That you shall provide the solar water heating system as prescribed by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
- t) That you shall complete the development works of road, water supply & electricity in the area earmarked for EWS Plots within in one year from the approval of zoning plan / environmental clearance and transfer the EWS Plots to Housing Board, Haryana.
- u) That you shall abide by with the Act/Rules and the policies notified by the Department for development of commercial colonies and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, 1975.
- v) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- w) That you shall deposit the labour cess, as applicable as per Rule.
- x) That you shall integrate the bank account in which 70 percent allottee receipts are credited under section -4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 within the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- y) That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.

- z) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- aa) The implementation of such mechanism shall, however, have no bearing on EDC installment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payment from its owner funds to ensure that by the EDC installments that are due for payment get paid as per the prescribed schedule.
- bb) That you shall deposit any differential amount on account of license renewal fees as per opinion of Ld. Advocate General, Haryana subject to the final judgement of Punjab & Haryana High Court in the matter of CWP No. 37858 of 2018 and other connected cases.
- cc) That the demarcation-cum-zoning plan of the licensed area as per the schedule annexed herewith shall only be approved after the renewal of licence no. 259 of 2007.

2. The licence is valid up to 14/03/2029.

Dated: 15/03/2024.  
Place: Chandigarh

(Amit Khatri, IAS)  
Director, Town & Country Planning  
Haryana, Chandigarh

Endst. No. LC-657-S/JE (MK)-2024/ 9927

Dated: 15/03/2024

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

1. Super Belts Pvt. Ltd., Countrywide Promoters Pvt. Ltd., Business Park Builders Pvt. Ltd., Brainwave Builders Pvt. Ltd., Green Park Estate Pvt. Ltd., Elite Real Tech Pvt. Ltd., Westland Developers Pvt. Ltd., Business Park Developers Pvt. Ltd., Green Valley Towers Pvt. Ltd., ASG Overseas Pvt. Ltd., Designer Realtors Pvt. Ltd., Super Growth Construction Pvt. Ltd., Shalimar Town Planners Pvt. Ltd., Jasmine Build Tech Pvt. Ltd., Imagine Builders Pvt. Ltd., Gitanjali Promoters Pvt. Ltd. in collaboration with Countrywide Promoters Pvt. Ltd, Regd. Off. OT-14, 3rd Floor, Next Door, Parklands, Sector-76, Faridabad-121004 alongwith a copy of agreement, LC-IV B, Bilateral agreement & Layout Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Executive Officer (CEO), Faridabad Metropolitan Development Authority (FMDA), 2<sup>nd</sup> Floor, HSIIDC Complex, IMT Sector-69, Faridabad.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.

7. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Faridabad.
9. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
10. Land Acquisition Officer, Faridabad.
11. Senior Town Planner, Faridabad.
12. District Revenue Officer, Faridabad.
13. District Town Planner, Faridabad.
14. Chief Accounts Officer of this Directorate.
15. Project Manager (IT) for updation on the website.

(Savita Jindal)  
District Town Planner (HQ)  
For: Director, Town & Country Planning  
Haryana Chandigarh

To be read with License no.....<sup>54</sup>.....Dated.....<sup>15/03</sup>.....of 2024

1. Super belts P Ltd. 73/124 share, Countrywide Promoters P Ltd. 15/62 share, Business Park Builders P Ltd. 21/124 share.

Village	Rect.no.	Killa No.	Area
Budena	12	20/2	0-13
		<b>Total</b>	<b>0-13</b>

2. Brainwave Builders P Ltd. 17/23 share, Green Park Estate P Ltd. 6/23 share.

Village	Rect. No.	Killa No.	Area
Kherikalan	67	11/1minnorth	1-14
		<b>Total</b>	<b>1-14</b>

3. Brainwave Builders Pvt. Ltd.

Village	Rect.no.	Killa No.	Area
Kherikalan	67	7/1	4-1
		<b>Total</b>	<b>4-1</b>

4. Countrywide Promoters Pvt. Ltd. 717 share, Elite Real tech Pvt. Ltd. 585 share, Westland Developers Pvt. Ltd. 178 share, Total 1480 share.

Village	Rect. No.	Killa No.	Area
Kherikalan	29	9/2	4-5
		10/1	6-13
		11/2	0-13
		12	8-0
	28	25/2	4-3
	42	4/3min east	2-4
	48	15	8-0
		16/1	1-0
		16/2	7-0
		<b>Total</b>	<b>41-18</b>

5. Countrywide Promoters Pvt. Ltd. 1/2 share, Business Park Developers P Ltd.1/2 share

Village	Rect. No.	Killa No.	Area
Kherikalan	89	23/2/2min north	2-13
		<b>Total</b>	<b>2-13</b>

6. Countrywide Promoters P Ltd.

Village	Rect no.	Killa no.	Area
Kherikalan	73	20/1/2	5-2
	41	19/2	4-0
		<b>Total</b>	<b>9-2</b>

7. Super Belts Pvt. Ltd. 89/1092 share, Green Valley Towers Pvt. Ltd. 101/364 share, ASG Overseas Pvt. Ltd. 101/364 share, Designer Realtors Pvt. Ltd. 121/1092 share, Super Growth Construction Pvt. Ltd. 55/546 share, Shalimar Town Planners Pvt. Ltd. 83/546 share

Village	Rect. No.	Killa No.	Area
Kherikalan	65	13	7-13
		18min north	3-3
		<b>Total</b>	<b>10-16</b>

8. Designer Realtors Pvt. Ltd.

Village	Rect.no.	Killa No.	Area
Kherikalan	50	4/1/1	1-1
	64	11/2	4-0
		9/3	2-2
		11/1	4-0
		1/1min	0-9
		1/2	1-0
	65	16/1	4-0
		8/1	4-1
		14/1	4-14
	64	10min	1-12
		<b>Total</b>	<b>26-19</b>

D.T.C.R (HR)

*[Handwritten Signature]*

<b>9. <u>Brainwave Builders Pvt. Ltd.</u></b>			
Village	Rect.no.	Killa No.	Area
Kherikalan	51	22/2	6-17
		23/1/1/4	5-5
	64	2/1	0-14
		<b>Total</b>	<b>12-16</b>
<b>10. <u>Jasmine Buildtech Pvt. Ltd. 1/ 2 share, Countrywide Promoters Pvt. Ltd. 1/ 2 share.</u></b>			
Village	Rect. No.	Killa No.	Area
Kheri Kalan	74	4/2	3-7
		4/3	2-10
		7	8-0
		14/1/1/1	0-3
		<b>Total</b>	<b>14-0</b>
<b>11. <u>Shalimar Town Planners Pvt. Ltd.</u></b>			
Village	Rect.no.	Killa No.	Area
Kherikalan	20	21/2/2/2	3-6
	64	3/2/2	0-10
		4/2	2-11
		<b>Total</b>	<b>6-7</b>
<b>12. <u>M/s Countrywide Promoters Pvt. Ltd.</u></b>			
Village	Rect. No.	Killa No.	Area
Kherikalan	65	16/2	3-13
		<b>Total</b>	<b>3-13</b>
<b>13. <u>Designer Realtors Pvt. Ltd. 16/177 share, Brainwave Builders Pvt. Ltd. 16/177 share, Imagine Builders Pvt. Ltd. 145/177 share.</u></b>			
Village	Rect no.	Killano.	Area
Kherikalan	9	12/2	7-1
		19/1	1-16
		<b>Total</b>	<b>8-17</b>
<b>14. <u>Designer Realtors Pvt. Ltd.</u></b>			
Village	Rect.no.	Killa No.	Area
Kherikalan	51	21/2/2min	0-18
		22/1min	0-18
		<b>Total</b>	<b>1-16</b>
<b>15. <u>Gitanjali Promoters Pvt. Ltd.</u></b>			
Village	Rect.no.	Killa No.	Area
Kherikalan	47	19/1/1	0-15
		19/2/1/1	0-9
		<b>Total</b>	<b>1-4</b>
<b>TOTAL</b>			<b>146-9 i.e. 18.30625 acres</b>

  
**Director**  
**Town & Country Planning**  
**Haryana, Chandigarh**

