

Directorate of Town & Country Planning, Haryana

AayojnaBhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.

Phone : 0172-2549349 Email: tcpharyana7@gmail.com

Website: <http://tcpharyana.gov.in>

Regd.

LC-III
(See Rule 10)

To

Countrywide Promoters Pvt. Ltd. & others,
OT-14, 3rd Floor, Next Door, Parklands,
Sector-76, Faridabad,
Haryana-121004.

Memo No. LC-2330-E/JE(AK)-2024/ 9962

Dated: 16/03/24

Subject: Letter of Intent for grant of licence for setting up Residential Plotted Colony over an additional area measuring 9.903 acres (in addition to licence no 58 of 2010 dated 03.08.2010 and licence No. 45 of 2011 dated 17.05.2011 & 41 of 2021 dated 23.07.2021 granted for Residential Plotted Colony over an area measuring 133.70525 acres) in Sector- 102, Gurugram -Countrywide Promoters Pvt. Ltd.

Please refer your application dated 09.08.2022, 16.01.2023, 28.04.2023 & 12.03.2024 on the matter cited as subject above.

2. Your request for the grant of license under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Haryana Development and Regulation of Urban Areas Rules, 1976 framed thereunder for the development of a Residential Plotted Colony on the additional land measuring 9.903 acres in addition to licence no 58 of 2010 dated 03.08.2010 and licence No. 45 of 2011 dated 17.05.2011 & 41 of 2021 dated 23.07.2021 granted for Residential Plotted Colony over an area measuring 133.70525 acres in Sector- 102, Gurugram has been examined and it is proposed to grant license to you. However, before grant of licence, you are called upon to fulfill the following requirements/pre-requisites laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issuance of this notice, failing which the grant of license shall be refused.

3. To furnish the bank guarantee on account of Internal Development Charges & External Development Charges for the amount calculated as under:-

(A) INTERNAL DEVELOPMENT WORKS:

Plotted component	= 9.903 acres
Rate per acre	= Rs. 20.00 lacs per acre
Cost of Plotted Component	= Rs. 198.06 Lacs
25% BG, which is required	= Rs.49.515 Lacs(valid for 5 years)

(B) EXTERNAL DEVELOPMENT CHARGES (EDC):

Total Area under Plotted component	= 9.903 acres
Interim rate for EDC @ Rs 104.096 Lac per acres	
EDC Amount for Plotted component	= Rs. 1030.8627 Lacs
25% bank guarantee required	=Rs. 257.716 Lacs (valid for 5 years)

Or

Director
Town & Country Planning
Haryana, Chandigarh

You have an option to mortgage 10% saleable area against submission of above said BG and in case, said option is adopted, then the area to be mortgaged may be indicated on the layout plan to be issued alongwith the licence alongwith the revenue details thereof and mortgage deed in this regard shall be executed as per directions of the department.

It is made clear that the bank guarantee of internal development works has been worked out on the interim rates and you will have to submit the additional bank

guarantee if any, required at the time of approval of service plan/estimates according to the approved layout plan/building plan. With an increase in the cost of construction and an increase in the number of facilities in the layout plan, you would be required to furnish an additional Bank Guarantee within 30 days of demand.

It is made clear that the Bank Guarantee of Internal Development Works has been worked out on the interim rates and you have to submit an additional Bank Guarantee if any, required at the time of approval of Service Plan/Estimate according to the approved layout plan. With an increase in the cost of construction and an increase in the number of facilities in the layout plan, you would be required to furnish an additional bank guarantee within 30 days on demand. In the event of increase of rates of external development charges, you will have to pay the enhanced rates of external development charges as finally determined and as and when demanded by the DTCP, Haryana and furnish additional bank guarantee and submit an undertaking in this regard.

4. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper. Two copies of specimen of the said agreements are enclosed herewith for necessary action.
5. To deposit an amount of Rs. 92,33,750/- on account of Balance license fee and an amount of Rs. 63,32,236/- on account of conversion charges through online e-payment module available on departmental website i.e. www.tcpharyana.gov.in.
6. To furnish BG amounting Rs. 257.716 lacs against External Development Charges amounting Rs. 1030.8627 lac. You have an option to mortgage 10% saleable area against submission of above said BG and in case, said option is adopted, then the area to be mortgaged may be indicated on the layout plan to be issued alongwith the license alongwith the revenue details thereof. The mortgage deed in this regard shall be executed as per the directions of the Department.
**It is made clear that rate of EDC has been calculated on the basis of EDC Indexation Mechanism Policy dated 11.02.2016, which stands approved by cabinet. If there will be any change and delay in the amendment in the Act/Rules w.r.t. the said rates, then differential amount from the original calculation will required to be deposited as per demand.*
7. To furnish the Bank Guarantee of Rs. 49.515 lacs on account of Internal Development works to be deposited online at website i.e. www.tcpharyana.gov.in. You have an option to mortgage 10% saleable area against submission of above said BG and in case, said option is adopted, then the area to be mortgaged may be indicated on the layout plan to be issued alongwith the license alongwith the revenue details thereof. The mortgage deed in this regard shall be executed as per the directions of the Department.
8. Further, following additional clauses shall be added in LC-IV agreement as per Government instruction dated 14.08.2020.

- I. That the owner/developer 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 with 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.
- II. 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.
- III. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- IV. The implementation of such mechanism shall, however, have no bearing on EDC instalment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC instalments that are due for payment get paid as per the prescribed schedule.

9. To furnish an undertaking on non-judicial stamp paper of Rs. 100/- to the following effect.
- i. That you will pay the Infrastructure Development Charges amounting to Rs. 2,00,38,721/- in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
 - ii. 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.
 - iii. That you shall maintain and upkeep of all roads, open spaces, public park and public health services 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.
 - iv. 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.
 - v. That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana.
 - vi. That you shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.
 - vii. That you have not submitted 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.
 - viii. That you have understood that the development /construction cost of 24 m/18 m major internal roads is not included in the EDC rates and applicant company shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
 - ix. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
 - x. 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 Haryana Shehari Vikas Pradhikaran.
 - xi. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
 - xii. That you shall make provision of Solar Power System as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
 - xiii. That you shall use only LED fitting for internal lighting as well as campus lighting.
 - xiv. That you shall convey the 'Ultimate Power Load Requirement' of the project 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 licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
 - xv. That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein applicant company has to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
 - xvi. 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

Director
Town & Country Planning
Haryana, Chandigarh

- 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.
- xvii. That you shall not give any advertisement for sale of commercial area before the approval of layout plan / building plans of the same.
 - xviii. That you shall pay the labourcess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
 - xix. That you shall abide with policy dated 08.07.2013 and 26.02.2021 and amended from time to time related to allotment of EWS Flats/Plots
 - xx. That you shall keep pace of construction at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
 - xxi. That you shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, applicant company would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
 - xxii. That you shall specify the detail of calculations per Sqm/per Sqft., which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
 - xxiii. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.
 - xxiv. That no pre-launch/sale of commercial site will be undertaken before approval of the layout plan.
 - xxv. That the owner/developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Residential Plotted Colony after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.
 - xxvi. That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
 - xxvii. 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.
 - xxviii. The you shall freeze the plots falling under ROW of 66 KV HT Line and not create any third party rights on the freezed plots till the shifting/re-routing of 66 KV HT Line from the site.
 - xxix. The you shall not encroach the revenue rasta passes through the applied site and keep it thoroughfare movement of general public.
 - xxx. That licenced land forming the part of Sector, Road, Service roads, Green belts and 24/18 mtrs wide road as the case may be land pockets which are earmarked for community sites shall be transferred within a period of 30 days in favour of Government from the date of approval of Zoning Plan.
 - xxxi. That you shall abide with policy dated 19.12.2006 & 29.08.2019 and as amended from time to time.
 - xxxii. Thatyou shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
10. That you shall submit the NOC from District Forest Officer Gurugram regarding applicability of any Forest Law/notifications.
11. That you shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree at applied site.

12. That certificate from DRO/Deputy Commissioner, Gurugram will be submitted certifying that the applied land is still under ownership of land owning companies.
13. That you shall submit an affidavit duly attested by 1st Class Magistrate, to the effect that applicants have not submitted any other application for grant of licence 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 Schedule Roads and Controlled Areas restrictions of Unregulated Development Act, 1963 or have not applied for licence/ permission under any other law for the time being in force.
14. That you shall submit an indemnity bond indemnifying DTCP from any loss, if occurs due to submission of undertaking submitted in respect of non-creation of third party rights on the applied land.
15. That you shall undertake to indemnify State Govt./Department for loss occurred or legal complication arising due to pending litigation and the land owning / developer company will be responsible for the same in respect of applied land.
16. That you shall clear the outstanding dues of Rs. 1827 lacs (as on 07.03.2024) on account of EDC/IDC pending against various licenses granted in favour of Countrywide Promoters Pvt. Ltd. and its board of directors before grant of license.
17. That you shall furnish addendum registered agreement in continuation of the collaboration agreement registered vide deed No. 11490 dated 22.12.2023, 1724 dated 05.10.2023, 3550 dated 14.06.2023, 3551 dated 14.06.2023 and 10647 dated 07.12.2023 submitted by Country wide Promoters Pvt. Ltd. to the effect that:-
 - a) Countrywide Promoters Pvt. Ltd. shall be responsible for compliance of all terms and conditions of license/provisions of Act 8 of 1975 and Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DTCP, Haryana, whichever is earlier.
 - b) The said agreement is still valid and shall be irrevocable and no modification/ alteration etc. in the terms and conditions of the said agreement can be undertaken, except after obtaining prior approval of DTCP, Haryana.
18. That you shall intimate their official Email ID and the correspondence made to this email ID by the Department shall be treated legal.
19. That area (or plots planned on same) deriving approach from proposed 24 M wide internal circulation road wherein grant of TDR certificate is proposed by you shall be kept frozen until final permission w.r.t. such TDR certificate is granted.
20. That you shall submit access permission from HSVP to ensure continuous connectivity to the applied site before grant of license.
21. That you shall either get the 440 KV HT line shifted out of the applied land before grant of license or maintain ROW of said HT Lines in the layout plan.
22. That you shall submit no objection certificate from Divisional Forest Officer, Gurugram before grant of license.
23. That you shall invite objections/suggestions from existing allottees/general public as per policy dated 25.01.2021 as amended from time to time.
24. That you shall submit an indemnity bond to indemnify Director, Town and Country Planning Haryana if any legal issue/ dispute/ court case arises in future due to inadvertent earmarking of excess non-licensed area and omission of licensed area in the approved

layout plan issued alongwith license no. 41 of 2021 dated 23.07.2021 before grant of license.

25. That final permission shall only be issued upon case being in order w.r.t. minutes of meeting dated 09.02.2022 & order dated 13.07.2023.
26. That you shall submit an addendum collaboration agreement w.r.t. collaboration agreement registered vide deed no. 11490 dated 22.10.2023, 1724 dated 05.10.2023, 3550 dated 14.06.2023, 3551 dated 14.06.2023 & 10647 dated 07.12.2023 before grant of license

DA/as above



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

Endst. No.:LC-2330-E-/JE(AK)/2024/

Dated:

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

1. Chief Administrator HSVP, Sector-6, Panchkula.
2. Director, Urban Estates, Sector-6, Panchkula.
3. Senior Town Planner, Gurugram
4. District Forest Officer, Gurugram.
5. District Town Planner, Gurugram.
6. CAO O/o DTCP, Haryana.
7. Nodal Officer (Website) O/o DTCP, Hr.



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

To be read with LOI Memo No. 9962 Dated 16/3/ of 2024

1. Land Owned by Mega Infraprojects Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M-S)
KherkiMajra	63	13/1/2/1/1	1-1-0
		1/2/3	1-16-0
		2/1/1/2	4-12-0
Dhankot	58	15/1	5-16-0
	57	21min	4-9-0
		Total	17-14-0

2. Land Owned by BPTP Ltd.

Village	Rect. No.	Killa No.	Area
KherkiMajra	62	15/2/1	0-15-0
		Total	0-15-0

3. Land Owned by BPTP Ltd. 35/40 share, SaraswatiKunj Infrastructure Pvt. Ltd. 5/40 share

Village	Rect. No.	Killa No.	Area
KherkiMajra	63	1/1/2	1-2-0
		Total	1-2-0

4. Land owned by Precision Infrastructure Pvt. Ltd. 22/574 share, Mega Infraprojects Pvt. Ltd. 552/574 share.

Village	Rect. No.	Killa No.	Area
KherkiMajra	58	3min	4-17-0
		Total	4-17-0

5. Land Owned by Countrywide Promoters Pvt. Ltd.

Village	Rect. No.	Killa No.	Area
Dhankot	57	17/1	1-9-0
	55	25/2min	5-4-3
	58	5/1min	1-15-0
	57	19/3min	0-1-0
		20/1min	0-1-4
		Total	8-10-7

6. Land Owned by Satpal – RajkumarSs/o Raghunath

Village	Rect. No.	Killa No.	Area
Dhankot	57	13/1	5-16-0
		14/1	3-8-0
		19/2min	4-7-2
		Total	13-11-2

7. Land Owned by Bijender Sahrawat- Jitender Singh SahrawatSs/o Mahender Singh

Village	Rect. No.	Killa No.	Area
Dhankot	57	1/1min	3-1-0
		10/2min	0-17-0
	58	5/2min	2-10-5
		6/1min	7-1-5
		7/1	1-0-0
	57	9/3min	0-2-0
		10/3min	0-5-0
	58	6/2	0-9-0
		Total	15-6-1

8. Land Owned by Mohinder Singh-Ranbir Singh-Satyawan-Chanderbhan-Surender Pal Ss/o Risal Singh 5/7 share, Santra Devi wd/o &GyanParkash-Jaivir Singh-Jasbir Singh Ss/o of Ramchander 1/7 share, Narender Pal - Naresh Kumar Ss/o Sunderlal 1/7share

Village	Rect. No.	Killa No.	Area
KherkiMajra	54	23/1min	3-15-4
	59	10	8-0-0
		11/1	5-13-0
		Total	17-8-4

Grand Total 79-4-6
OR
9.903 acres

Director
Town & Country Planning
Haryana, Chandigarh