

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh

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ORDERS

Whereas, Licence No. 123 of 2014 dated 22.08.2024 & 165 of 2024 dated 28.11.2024 has been granted in favour of M/s Countrywide Promoters Pvt. Ltd. for setting up of Residential Group Housing Colony and Residential Plotted Colony on the land measuring 12.05 acres & 9.903 acres in Sector-102-102A, Gurugram respectively under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975.

The licensee company has submitted an application dated 21.01.2025 alongwith the orders dated 20.09.2024 passed by Hon'ble NCLT, Chandigarh Bench, vide which M/s Countrywide Promoters Pvt. Ltd. has been merged/amalgamated with BPTP Ltd.

In compliance of the aforesaid orders passed by Hon'ble NCLT, Chandigarh Bench, license no. 123 of 2014 dated 22.08.2024 & 165 of 2024 dated 28.11.2024 shall now be considered to be granted in favour of BPTP Ltd. The terms and conditions as stipulated in the above-said licenses will remain the same and will be complied with by BPTP Ltd. Further, BPTP Ltd. will abide by all the terms and conditions of the agreement of LC-IV and the Bilateral Agreement executed with DICP.

Dated: The 28-01-25
Chandigarh

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

Endst. No. LC-3995/JE(AK)/2025/ 3661

Dated: 28-01-2025

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

1. BPTP Ltd., Regd. Off. OT-16, 3rd floor, Next Door, Parkland, Sector-76, Faridabad-121004.
2. Countrywide Promoters Pvt. Ltd., OT-14, 3rd floor, Next Door, Parkland, Sector-76, Faridabad-121004.
3. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
4. Chief Administrator, HSVP, Panchkula.
5. Chief Executive Officer (CEO), Gurugram Metropolitan Development Authority (GMDA), Gurugram.
6. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
7. Joint Director, Environment Haryana-cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
8. Director Urban Estates, Haryana, Panchkula.
9. Chairman HRERA, Gurugram.
10. Administrator, HSVP, Gurugram.
11. Superintending Engineer, HSVP, Panchkula.
12. Land Acquisition Officer, Gurugram.
13. Senior Town Planner, Gurugram.
14. District Revenue Officer, Gurugram.
15. District Town Planner, Gurugram.
16. Chief Accounts Officer of this Directorate.
17. Project Manager (IT) for updation on the website.

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

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

License No. 123 of 2014

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976 made thereunder to Mega Infra-projects Pvt. Ltd., SaraswatiKunj Infrastructure Pvt. Ltd., Merit Marketing Pvt. Ltd., Visual Builders Pvt. Ltd., C/o Countrywide Promoters Pvt. Ltd. M-11, Middle Circle, Connaught Circus, New Delhi for setting up of GROUP HOUSING COLONY on the land measuring 12.05 acres (schedule of land enclosed) in the revenue estate of village Kherki Majra, Sector 102, Gurgaon.

1. The License is granted subject to the following conditions:

- a) That Group Housing Colony will be laid out in accordance with the approved building plans and development works are executed according to the designs and specifications shown in the approved plan.
- b) 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 thereunder are duly complied with.
- c) That you shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimates. With an increase in the cost of construction and increase in the number of facilities in building Plan, you 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.
- d) That you shall transfer the area coming under the sector roads and restricted belt/green belt which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards plotable area / FAR is being granted, shall be transferred free of cost to the Government.
- e) That you shall construct and transfer the portion of internal sector road, which shall form part of the licensed area, free of cost to the Government.
- f) That you have understand that the development/construction cost of 24/18 m 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 24/18 m wide major internal roads as and when finalized and demanded by the Department.
- g) That you shall arrange electric connection from HVPN/DHBVN. for electrification of your colony 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. HVPN/DHBVN. Haryana and complete the same before obtaining completion certificate for the colony.
- h) That you shall deposit an amount of ₹ 5,34,37,252/- on account of Infrastructural Development Charges @ ₹ 625/- per Sqm for 175% FAR of group housing component and @ ₹ 1000/- per Sqm for 150% FAR of commercial component in two equal installments, first within 60 days and second within six months of issuance of license through Bank Draft in

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favour of the Director General, Town & Country Planning, Haryana payable at Chandigarh, in case of failure to deposit IDC as per above schedule, an interest @ 18% per annum for delayed period shall be paid.

- i) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by HUDA or any other Govt. Agency.
- j) That you shall submit no objection certificate/approval, as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site, in this office.
- k) That you shall obtain clearance from competent Authority, if required under PLPA, 1900 and any other clearance required under any other law.
- l) 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 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 Rules, 1976.
- m) That you shall construct at its own cost, or get constructed by any other institution or individual at its costs, schools, hospitals, community centers and other community buildings on the land set apart for this purpose, within four years from grant of license extendable by the Director for another period of two years, for the reasons to be recorded in writing 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 any institution including a local Authority, for the said purposes, on such terms and conditions, as it may deem fit.
- n) That you shall pay the labour cess charges as per policy dated 04.05.2010.
- o) That you shall provide the rain water harvesting system as per central ground water Authority Norms/Haryana Govt. notification as applicable.
- p) That you shall make the provision of solar water heating system as per HAREDA guidelines and shall be made operational where applicable before applying for an Occupation Certificate.
- q) That you shall use only CFL fittings for internal as well as for campus lighting.
- r) 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 you have to deposit thirty per centum of the amount from the Flat/shop buyers for meeting the cost of Internal Development Works in the colony.
- s) That you shall keep pace of the construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched, after approval of building plans.
- t) That you shall not create Third Party Right/ pre launch against the licensed land, before approval of building plans.

- u) That provision of External Development Facilities may take long time by HUDA, the licensee shall not claim any damages against the Department for loss occurred, if any.
- v) That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- w) That developer company, i.e., Countrywide Promoters Pvt. Ltd. shall be responsible for compliance of all terms and conditions of license/provisions of the Act of 1975 and Rules 1976 till the grant of Final Completion Certificate to the colony or relived of the responsibility by the Director General, Town & Country Planning, Haryana whichever is earlier.
- x) That you shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction purposes is explained to the satisfaction of HUDA in terms of orders of the Hon'ble High Court dated 16.07.2012 in CW1's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.
- y) That you shall permit the Director or any other officer 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.
- z) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- aa) That you shall pay differential license fee amounting to ₹ 2,43,10,875/- within a period of 30 days from the grant of license.

3. The license is valid up to 21/8/2019.

Dated: The 22/8/2014.
Chandigarh


(Anurag Rastogi)
Director General, Town & Country Planning
Haryana, Chandigarh
Email: tcphry@gmail.com

Endst. No. LC-1023-JE (VA)-2014/ 19548-563 Dated: 22/8/2014.

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

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

1. ✓ Mega Infraprojects Pvt. Ltd., SaraswatiKunj Infrastructure Pvt. Ltd., Merit Marketing Pvt. Ltd., Visual Builders Pvt. Ltd., C/o Countrywide Promoters Pvt. Ltd. M-11, Middle Circle, Connaught Circus, New Delhi alongwith a copy of agreement, LC IV B & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
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. Addl. Director Urban Estates, Haryana, Panchkula.

8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Gurgaon.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon along with a copy of Zoning Plan.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement & Zoning Plan.
15. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.



(Sunita Sethi)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana Chandigarh

To be read with Licence no. 123 of 2014/22 8 2014

1. Detail of land owned by SaraswatiKunj Infrastructure Pvt. Ltd. village KherkiMajra, Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area
KherkiMajra	66	4/1	3-11
		5/2	7-16
		8	8-0
		9	8-0
		10/1	3-16
		3	8-0
		11/2	2-0
		12	8-0
		13	8-0
		14/1	0-10
		17/2	3-8
		18	8-0
		Total	69-1

2. Detail of land owned by Mega Infraprojects Pvt. Ltd., Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area
KherkiMajra	66	2/1	5-13
		1	8-0
	67	5/2	4-0
		Total	17-13

3. Detail of land owned by Merit Marketing Pvt. Ltd. 797/819 share, Mega Infraprojects Pvt. Ltd. 22/819 share, Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area
KherkiMajra	63	17/1	2-3
		24/2	2-8
		Total	4-11

4. Detail of land owned by Visual Builders Pvt. Ltd., Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area
KherkiMajra	66	16/2	1-2
		17/1/2	4-1
		Total	5-3

G. Total 96-8 or 12.05 Acres


Director General
Town and Country Planning,
Haryana, Chandigarh
Chandigarh

Directorate of Town and Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh.

Phone: 0172-2549349; e-mail: tcepharyana7@gmail.com

Regd.

To

Countrywide Promoters Pvt. Ltd.
OT-14, 3rd Floor, Next Door, Park Lands,
Sector-76, Faridabad-121004

Memo. No. LC-1023-Vol-II/JE(AK)/2024/25907

Dated: 13/08/24

Subject: Renewal of Licence No. 123 of 2014 dated 22.08.2014 granted for setting up Group Housing Colony over an area measuring 12.05 acres in sector 102, Gurugram Manesar Urban Complex.

Reference: Your application dated 10.11.2023, 28.05.2024 & 03.07.2024 on the subject cited above.

Your request for renewal of licence no. 123 of 2014 dated 22.08.2014 granted for setting up Group Housing Colony over an area measuring 12.05 acres in sector 102, Gurugram Manesar Urban Complex has been examined and it has been decided to renew the licence upto 21.08.2029 subject to fulfillment of terms and conditions laid down in the licence and the following conditions: -

1. That this renewal will not tantamount to certification on licensee satisfactory performance entitling licensee for renewal of licence for further period.
2. That you shall transfer the licenced area falling under sector plan/ green belt/ service road/ internal circulation roads to the Government within a period of 30 days from issuance of this renewal letter.
3. That you shall get revalidated the Bank Guarantees on account of IDW well before its expiry.
4. That you shall get the Service Plan Estimates approved from the competent authority within validity period of the licence.
5. That you shall submit the NOC from MoEF within the validity period of licence.
6. That you shall conveyed ultimate power load requirement of the project to the power utility.
7. That you will get the licence renewed upto the period till the final completion of the colony is granted.

This renewal of licence will be void ab-initio, if any of the above conditions are not complied with.

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

Endsl. No. LC-1023-Vol-II/JE(AK)/2024/

Dated:

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

1. Senior Town Planner, Gurugram.
2. District Town Planner, Gurugram.
3. Chief Account Officer of this Directorate
4. PM (IT) of this office for updation on website.



(Ashish Sharma)

District Town Planner (HQ)

For: Director, Town & Country Planning
Haryana Chandigarh