

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

LC-III (See Rule 10)

Regd. To

Countrywide Promoters Pvt. Ltd.,
Green Park Estates Pvt. Ltd.,
Gitanjali Promoters Pvt. Ltd.,
Shalimar Town Planners Pvt. Ltd.,
Amolik Park LLP,
In collaboration with Countrywide Promoters Pvt. Ltd.
Regd. Office: OT-14, 3rd Floor, Next Door,
Parklands, Sector-76, Faridabad -121004.
Email ID:- countrywide.promoters@gmail.com

Memo No. LC-4363-JE (SK)-2021/ 15386

Dated: 30-06-2021

Subject: Letter of Intent for setting up of Affordable Group Housing colony on the land measuring 5.11875 acres (2.05 migration i.e. 0.225 acre migration from licence no. 157-193 of 2005 & 1.61875 acres migration from licence no. 413-442 of 2006 & 0.20625 acre migration from licence no. 47 of 2011 alongwith an additional area measuring 3.06875 acres of Amolik) in Sector-84, Faridabad - Countrywide Promoters Pvt. Ltd.

Please refer your application dated 19.03.2021 & 12.06.2021 on the matter as subject cited above.

Your request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed there under for setting up of Affordable Group Housing colony on the land measuring 5.11875 acres (2.05 migration i.e. 0.225 acre migration from licence no. 157-193 of 2005 & 1.61875 acres migration from licence no. 413-442 of 2006 & 0.20625 acre migration from licence no. 47 of 2011 alongwith an additional area measuring 3.06875 acres of Amolik) in Sector-84, Faridabad has been considered. You are, therefore, 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 issue of this notice, failing which the grant of license shall be refused.

3. Furnish the bank guarantee on account of internal development works and external development works for the amount equal to 25% of the amount calculated here under:-

INTERNAL DEVELOPMENT WORKS:

Type	Area	Rate per acre	Amount	25% bank guarantee required
	(in acres)	(in Lac)	(in Lac)	(in Lac)
GH component	5.11875	50.00	255.9375	63.9844


Director
Town & Country Planning
Haryana, Chandigarh

EXTERNAL DEVELOPMENT CHARGES (as per indexation policy):

Type	Area	Rate per acre	Amount	25% bank guarantee required
	(in acres)	(in Lac)	(in Lac)	(in Lac)
GH component	4.914	93.687	460.3779	
Commercial component	0.20475	437.517	89.5816	
		Total	549.96	
Adjusted amount of Rs. 80,63,155/- against EDC from migrated licence no. 157-193 of 2005, 413-442 of 2006 & 47 of 2011				
Balance amount required			469.3285	117.33212
<i>The above demanded fee and charges are subject to audit and reconciliation of accounts</i>				

It is made clear that 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 Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout/Building Plan, you would be required to furnish an additional bank guarantee within 30 days on demand.

2. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of Rs. 10/-. Two copies of specimen of the said agreements are enclosed herewith for necessary action.
3. That you shall add additional clause in the bilateral agreement as per the instruction dated 14.08.2020 with regard to "Auto-credit of 10% of receipts from the '70% realisations account' maintained under section 4(2)(l)(d) of the Real Estate Regulation & Development Act, 2016 to EDC".
4. An amount of Rs. 35,00,933/- against conversion charges @ Rs. 125/- per Sqm for Group Housing component @ Rs. 1225/- per Sqm for commercial component to be deposited online at www.tcpharyana.gov.in
5. To deposit the following fee and charges online at www.tcpharyana.gov.in
 - i. License renewal fee (against License No. 47 of 2011) amounting to Rs. 42,33,176/- (deficit as on 09.01.2019 for the period 2017-2019), Rs. 1,25,31,720/- (deficit as on 26.04.2019 for the period 2019-2024) needs to be deposited alongwith 18% interest upto date.
 - ii. License renewal fee (against License No. 157-193 of 2005) amounting to Rs. 1,96,51,025/- (deficit as on 10.01.2019 for the period 2017-2019), Rs. 3,64,64,580/- (deficit as on 07.09.2019 for the period 2019-2024) needs to be deposited alongwith 18% interest upto date.
 - iii. License renewal fee (against License No. 413-442 of 2006) amounting to Rs. 1,88,46,300/- (deficit as on 18.12.2019 for the period 2020-2025) needs to be deposited alongwith 18% interest upto date.
 - iv. An amount of Rs. 3,79,660/- against administrative charges for the licensed land measuring 2.05 acres transferred without taking prior approval of competent authority.

- v. An amount of Rs. 9,10,840/- against Composition charges Rs. 10/- per Sq. ft. for the licensed land measuring 2.05 acres transferred without taking prior approval of competent authority.

(The calculation of amount demanded in LOI is subject to audit and reconciliation)

6. Furnish an undertaking to the effect that:-

- i. You shall follow the terms and conditions in respect of policy issued vide memo no PF-27/48921 dated 19.08.2013 and amended from time to time.
- ii. You shall deposit thirty percent of the amount to be realized by you from the plot-holders, from time to time, within ten days of its realization in separate account to be maintained in schedule bank and this amount shall only be utilized towards meeting the cost of internal development works in the colony.
- iii. The portion of the road/road widening/green belt which form part of the site area, will 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.
- iv. 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 grant of occupation certificate after which the colony shall stand transferred to the "association of apartment owners" constituted under the Haryana Apartment Ownership Act 1983, for maintenance. The colonizer shall not be allowed to retain the maintenance of the colony either directly or indirectly (through any of its agencies) after the end of the said five years period. Engaging any agency for such maintenance works shall be at the sole discretion and terms and conditions finalized by the "association of apartment owners" constituted under the Apartment Ownership Act 1983.
- v. You shall pay proportionate development charges if the main lines of roads, drainage, sewerage, water supply and electricity are to be laid out and constructed by the Government or any other local authority. The proportion in which and the time within which such payment is to be made shall be determined by the Director.
- vi. You shall permit the Director or any 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 licence granted.
- vii. You shall integrate the services with HSVP services as and when made available.
- viii. 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 Areas Restriction of Unregulated Development Act, 1963.
- ix. You 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.
- x. You are the owners of the applied land, without any litigation and there is no further sale of the land applied for license till date.
- xi. You shall not undertake pre-launch/sale of space before approval of the building plans.

- xii. You shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006, 07.05.1992 issued by Ministry of Environment and Forest, Govt. of India before actual execution of development works at site.
- xiii. You shall make arrangements for water supply, sewerage, drainage etc to the satisfaction of DTCP Haryana till these services are made available from external infrastructure to be laid by HSVP.
- xiv. You shall obtain clearance from competent Authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- xv. You shall provide rain water harvesting system as per notification/guidelines of central ground water Authority Norms/Haryana Govt.
- xvi. You shall strictly comply with the directions issued vide notification no 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes. You shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide notification no 19/4/2016-5 Power dated 14.03.2016 and you shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order no 22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- xvii. You shall use only LED lamps in fittings for internal lighting as well as campus lighting.
- xviii. 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.
- xix. 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 percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- xx. You shall keep pace of the construction at-least in accordance with sale agreement executed with the buyers of flats/shop as and when scheme is launched, after approval of building plans.
- xxi. You shall specify the detail of calculations per Sqm/per sq. ft, which is being demanded from the flats/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- xxii. You shall obey all provisions of the Haryana Development and Regulation of Urban Areas Act 1975 & the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and rules framed their under alongwith directions/restrictions imposed by the Department from time to time in public interest.
- xxiii. You shall pay the EDC and differential amount of EDC (in case of increase subsequently) as the rates of EDC has been imposed in respect of indexation mechanism finalized vide policy memo no 8/2/2016-2TCP dated 11.02.2016 and subsequent amendment in this policy.


- xxiv. You shall allot the flats to the persons belongs to low & Medium income group.
- xxv. 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.

7. That you shall invite objections from the allottees of licence No. 157-193 of 2005, 413-442 of 2006 & 47 of 2011, applicant shall inform all the third parties who have got rights created under original licence, through public notice within 15 days from grant of LOI, in the newspaper (proforma enclosed) informing about the migration of part of original licenced area into Affordable Group Housing scheme and also existing allottees shall be informed about the proposed revision through registered post with a copy endorsed to DTP, Faridabad as well as through Email also within 2 days from the issuance of public notice with a request to submit objections if any, in writing within 30 days from the date of publication of such public notice.

A copy of earlier approved layout plan / provisional and composite layout plan be made available on the website of Colonizer, at the office of Developer/ Colonizer as well as in the office of concerned DTP, Faridabad. The Colonizer shall submit report clearly indicating the objection, if any, received by him from allottees and action taken thereof alongwith an undertaking to the effect that the rights of the existing plot holders have not been infringed. Any allottees having any objection may file his/ her objection in the office of District Town Planner, Faridabad also. The Public Notice may be published in atleast three National newspapers widely circulated in District, of which one should be in Hindi Language

8. That you shall submit the demarcation plan in the office of District Town Planner, Faridabad within a period of 15 days for verification.
9. That you shall construct the part of the land falling under alignment of 24.0 mtr wide Sector road as per specification and design by HSVP, before transfer the same to the Government.
10. That you shall submit indemnity bond that the department shall not be responsible for any loss, if any occurred due to third party rights created in the colony.
11. That you shall intimate your official Email Id and the correspondence to this Id by the Department will be treated legal.

DA/As above.


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

Endst. No LC-4363-JE (SK)-2021/

Dated:

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

1. The Deputy Commissioner, Faridabad.
2. The Additional Director, Urban Estates, Haryana, Sector-6, Panchkula.
3. Senior Town Planner, Faridabad.
4. Land Acquisition Officer, Faridabad.
5. District Town Planner, Faridabad with request to forward the demarcation plan duly verified at site.

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

To be read with LOI Memo No. 15386 dated 30-06-2021

1. Detail of land owned by Countrywide Promoters Pvt. Ltd. 2/3 share

Green Park Estates Pvt.Ltd. 1/3 share

Village	Rect No	Killa No	Area (K-M)
Kheri Kalan	49	24/1min	1-16

2. Detail of land owned by Countrywide Promoters Pvt. Ltd.

Village	Rect No	Killa No	Area (K-M)
Kheri Kalan	66	4min	6-15
		7min	6-4
		Total	12-19

3. Detail of land owned by Countrywide Promoters Pvt. Ltd. 1/2 share,

Gitanjali Promoters Pvt. Ltd. 13/60 share

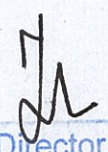
Shalimar Town Planners Pvt. Ltd. 17/60 share

Village	Rect No	Killa No	Area (K-M)
Kheri Kalan	66	6/2min	1-13
		Total	1-13

4. Detail of land owned by Amolik Park LLP

Village	Rect No	Killa No	Area (K-M)
Kheri Kalan	49	24/2	3-7
		25/1	7-7
		17/1	3-7
	66	5/1	7-7
		6/1/2	3-3
		Total	24-11

Grand Total 40-19 Or 5.11875 acres


Director,
Town & Country Planning
Haryana
Jaswan Lal