

Directorate of Town & Country Planning, Haryana
Nagar Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.
Email: tcpharyana7@gmail.com Website: <http://tcpharyana.gov.in>

Regd.

LC-III
(See Rule 10)

To

Imagine Builders Pvt. Ltd., Visual Builders Pvt. Ltd.,
Passionate Builders Pvt. Ltd., Bright Star Builders Pvt. Ltd.,
Impartial Builders Pvt. Ltd. Ashirbad Buildwell Pvt. Ltd.,
Grow High Realtors Pvt. Ltd., Countrywide Promoters Pvt. Ltd.,
Garland Infrastructure Pvt. Ltd., Digital Sez Developers Pvt. Ltd.,
Passionate Builders Pvt. Ltd. C/o Countrywide Promoters Pvt. Ltd.
Regd. Office: OT-14, 3rd Floor, Next Door, Parklands,
Sector-76, Faridabad-121004.

Memo No. LC-2477-G-JE (VA) 2021/ 6691

Dated: 15-03-2021

Subject: Request for grant of licence for setting up of a Residential Plotted Colony on the additional land measuring 9.30 acres in addition to their already granted licence area measuring 102.20 acres (Licence No. 15 of 2011 dated 07.03.2011 falling in the revenue estate of village Palra, Sector 70 & 70-A, Gurugram Manesar Urban Complex-Countrywide Promoters Pvt. Ltd. and others.


Please refer to your application received on 14.07.2020, 21.09.2020, 27.10.2020, 11.11.2020 on the above cited subject.

Your request for the grant of licence 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 9.30 acres in addition to their already granted licence area measuring 102.20 acres (Licence No. 15 of 2011 dated 07.03.2011 (111.50 acres) falling in the revenue estate of village Palra, Sector 70 & 70-A, Gurugram -Manesar Urban Complex, District Gurugram has been examined/considered by the Department. 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 licence shall be refused.

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

A. INTERNAL DEVELOPMENT WORKS (IDW)

- | | |
|--|-----------------|
| a. Area under Commercial Component 0.372 acres
@ ₹ 50.00 Lac per acre
0.372 X 50 Lac | = ₹ 18.6 Lacs |
| b. Area under Plotted 8.928 acres
@ ₹ 20.00 Lac per acre
8.928 X 20 Lac | = ₹ 178.56 Lacs |
| c. Cost of community site | = Nil |
| d. Total cost of Internal Development Works | = ₹ 197.16 Lacs |
| e. 25% B.G. on account of IDW | = ₹ 49.29 Lacs |


Director
Town & Country Planning
Haryana, Chandigarh

B. External Development Works:

(i)	Total Plotted area	= 8.928 acres
	Interim rate for EDC	= ₹ 104.10 Lacs
	Amount	= ₹ 929.4048 Lacs
(ii)	Total Area under Comm. Component	= 0.372 acres
	Interim rate for EDC	= ₹ 486.1344 Lacs
	Amount	= ₹ 180.84200 Lacs
	Total EDC Charges (i)+(ii)	= ₹ 1110.2468 Lacs
	25% bank guarantee required	= ₹ 277.5617 Lacs

3. 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 the 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 & LC-IV-A Bilateral Agreement on Non-Judicial Stamp Paper of 10/-. Specimen copies of the said agreements are enclosed herewith for necessary action. 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 that paid as per the prescribed schedule.*
5. That you shall deposit an amount of ₹ 1,78,52,740/- on account of balance of licence fees & an amount of ₹ 79,21,858 /- on account of conversion charges through bank draft in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh.
6. To furnish an undertaking to the effect:-
- a. That you shall deposit an amount of ₹ 2,07,00,405/- on account of Infrastructure Development Charges @ ₹ 500/- per sq m for plotted area and ₹ 1000/- per sq m for Commercial Component in two equal

installments after grant of licence. First installment shall be payable within 60 days and second installment within six months from the date of grant of licence, failing which 18% interest PA will be charged.

- b. That you shall pay proportionate EDC as per schedule prescribed by the Director.
- c. 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, you will 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 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/service 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.
- e. That you shall construct at your own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centers and other community buildings on the lands set apart for this purpose, in a period as may be specified, and failing which action as per the Act/Rules shall be initiated. 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 institution including a local authority, for the said purposes, on such terms and conditions, as it may deem fit.
- f. That you shall pay the proportionate cost of construction of such percentage of sites of such school, hospital, community centre and other community building and at such rates as specified by the Director.
- g. That you shall arrange electric connection from HVPN/DHBNL 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/DHBNL Haryana and complete the same before obtaining completion certificate for the colony.
- h. That you shall permit the Director or any other officer authorised 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.



- i. That you shall construct 24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government.
- j. That you shall construct and allot EWS category flats as per departmental policy dated 08.07.2013 and as amended from time to time.
- k. That you shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
- l. That you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from external infrastructure to be laid by HSVP.
- m. 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 licence 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 provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- o. That you shall aware that the development/construction cost of 24/30 m wide road/major internal road 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 24/30 m wide road/major internal road as and when finalized and demanded by the Director Town & Country Planning, Haryana.
- p. That you shall provide the solar water heating system as provisions of HAREDA and shall be made operational where applicable before applying for an occupation certificate.
- q. 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 percentum of the amount from the Flat/shop buyers for meeting the cost of Internal Development Works in the colony.
- r. That you shall keep the pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- s. That you shall pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- t. That you shall not pre-launch/sale of flats before approval of the building plans.
- u. 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 proposal is explained to the satisfaction of HSVP Authority in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.

- v. That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
 - w. That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
 - x. That you shall not give any marketing and selling rights to any other company other than the collaborator company.
 - y. That you shall deposit thirty percentum of the amount realized, from time to time, by you, from the shop buyers within a period of 10 days of its realization in a separate account to be maintained in a scheduled Bank. This account shall only be utilized by you towards meeting the cost of internal development works in the colony.
7. That you shall submit a certificate from the District Revenue Authority stating that there is no further sale of the land applied for licence till date and applicant companies/individual are owners of the land.
 8. That you will intimate your official "email ID" to the Department and correspondence done by Department on this ID shall be treated as official intimation & legally valid.
 9. That you shall complete the demarcation at site as per Layout Plan and submit the same in the office of District Town Planner, Gurugram within 2 months from issuance of the licence.
 10. That you will submit an affidavit duly attested by 1st Class Magistrate, to the effect that you 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.
 11. That as per instruction dated 25.01.2021 you shall invite the objection from each and existing allottees regarding the amendment in the layout/building plan through public notice to be issued at least in three National newspapers widely circulated in District, of which one should be in Hindi Language, within a period of 10 days from the issuance of approval. Further, Each existing allottee shall also be informed about the proposed revision through registered post with a copy endorsed to the Senior Town Planner, Gurugram in case of layout/building plan within two days from the public notice clearly indicating the last date for submission of objection. A certified list of all existing allottees shall also be submitted to the Senior Town Planner, Gurugram. Also all the requirement as per policy dated 25.01.2021 shall be adhered to.

12. You shall pay the outstanding amount of EDC/IDC in your earlier granted license or to avail the benefit of EDC Re-schedulement Policy before the grant of present license.
 13. That you shall submit an undertaking from the individual land owning companies/land owners that this land has not been sold to any person after entering into collaboration agreement with the colonizer to whom LOI is being issued and also that presently there is no collaboration agreement enforced with any other person for the same land.
 14. That you shall pay the differential license renewal fee as per notification dated 03.11.2020.
 15. That you shall submit undertaking regarding payment of outstanding EDC dues in Parent License No. 15 of 2011 if the CWP No. 37843 of 2018 is decided in favour of the Department.
 16. That you shall submit indemnity bond w.r.t. licence application.
 17. That you shall submit undertaking regarding payment of differential licence renewal fee in parent licence no. 15 of 2011 if the CWP no. 37843 of 2018 is defined in favour of the Department.
 18. The above demanded fee and charges are subject to audit and reconciliation of accounts.
- DA/schedule of land.



(K. Makrand Pandurang, I.A.S)
Director,
Town & Country Planning
Haryana, Chandigarh

Endst. LC-2477-G-JE (VA) 2021/

Dated:

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

1. Chief Administrator HSVP, Sector-6, Panchkula.
2. Director General, Urban Estates, Sector-6, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram, with the direction to verify demarcation at the site.
5. Nodal Officer (Website) O/o DTCP, Haryana.


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

To be read with LOI Memo no ⁶⁶⁹¹..... Dated ^{8/23}.....2021

1. Detail of land owned by Imagine Builders Pvt. Ltd.

Village	Rect. No.	Killa No	Area (K-M)
Palra	10	11/1/1	0-11
	11	23/1/1	2-12
		Total	3-3

2. Detail of land owned by Visual Builders Pvt. Ltd. 5518/20502 share, Imagine Builders Pvt. Ltd. 2588/20502 Share, Passionate Builders Pvt. Ltd. 2675/20502 share, Bright Star Builders Pvt. Ltd. 4082/20502 share, Impartial Builders Pvt. Ltd. 1440/20502 share, Ashirbad Buildwell Pvt. Ltd. 894/20502 share, Grow High Realtors Pvt. Ltd. 3305/20502 share.

Palra	10	6/2/1	1-14
		15/1/2	0-18
	11	6min	5-2
		7/1min	3-4
		7/2min	1-14
		8/1min	3-11
		8/2/2min	1-7
		9/2/2min	1-6
		10/2min	1-0
		11	7-12
		12/1min	0-2
		12/3min	0-3
	12	8	4-9
		10min	5-16
		12/2/2	4-0
		13	8-0
		14	7-2
		15	2-0
		Total	59-0

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

Palra	8	6/1	5-8
	18	25/2/1min	0-4
		14/1/2	1-12
		14/2/1	0-19
		27/1	0-19
		13/1/1	1-0
		Total	10-2

4. Detail of land owned by Garland Infrastructure Pvt. Ltd. 1/6 share, Digital Sez Developers Pvt. Ltd. 13/24 share, Impartial Builders Pvt. Ltd. 1/6 share, Countrywide Promoters Pvt. Ltd. 1/8 share

Palra	18	14/2/3	0-4
		17/1min	0-3
		Total	0-7

5. Detail of land owned by Passionate Builders Pvt. Ltd. 428/501 share, Bright Star Builders Pvt. Ltd. 73/501 share

Palra	18	5/2	1-16
		Grand Total	74-8 or 9.3 Acres


Director,
Town & Country Planning
Haryana
Jawan Kheri