

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

Licence No. 61 of 2021

This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under to Countrywide Promoters Pvt. Ltd., Impartial Builders Pvt. Ltd., Ashirbad Buildwell Pvt. Ltd., Digital Sez Developers Pvt. Ltd. & Grow High Realtors Pvt. Ltd., Garland Infrastructure Pvt. Ltd., Passionate Builders Pvt. Ltd., Bright Star Builders Pvt. Ltd., Imagine Builders Pvt. Ltd. C/o Countrywide Promoters Pvt. Ltd., Regd. Office. OT-14, 3rd Floor, Next Door, Parklands, Sector-76, Faridabad-121004 for setting up of an Affordable Plotted Colony under DDJAY over an area measuring 15.5625 acres (an area measuring 13.51875 acres under migration from licence no. 15 of 2011 under migration policy dated 18.02.2016 alongwith additional area of 2.04375 acres) Sector 70-A, District Gurugram.

1. The particulars of the land, wherein the aforesaid Affordable Plotted Colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
  - a) That the Affordable Residential Plotted Colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
  - b) That you shall abide by the Deen Dayal Jan Awas Yojna policy dated 08.02.2016, subsequent amendments from time to time and other direction given by the Director from time to time to execute the project.
  - c) That the 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 there under are duly complied with.
  - d) 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.
  - e) That you shall construct 18/24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government.

  
Director  
Town & Country Planning  
Haryana, Chandigarh  
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- f) That area under the sector roads and restricted belt/green belt, if any, which forms part of licenced area 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.
- g) That you shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.
- h) That you shall transfer 10% area of the licensed colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions. The said area has been earmarked on the enclosed layout plan.
- i) That you understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they 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.
- j) That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- k) 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 Shahari Vikas Pradhikaran.
- l) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- m) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- n) That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- o) That you shall use only LED fitting for internal lighting as well as campus lighting.
- p) 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.
- q) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per Sqm/per Sft to the allottees while raising such demand from the plot owners.

- r) That you shall keep pace of development at-least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- s) That you shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- t) That you shall complete the project within seven years (5+2 years) from date of grant of license as per clause 1(ii) of the policy notified on 01.04.2016.
- u) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- v) That you will 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.
- w) 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 licensee have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- x) That no further sale has taken place after submitting application for grant of licence.
- y) That you shall not give any advertisement for sale of plots/ commercial area before the approval of layout plan.
- z) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- aa) That you shall abide by the terms and conditions of the policy notified on 01.04.2016.
- bb) 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.
- cc) That you shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed there under shall be followed by the applicant in letter and spirit.

- dd) 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, if applicable.
- ee) 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, if applicable.
- ff) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer, if applicable.
- gg) The implementation of such mechanism shall, however, have no bearing on EDC installments 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 installments that are due for payment that paid as per the prescribed schedule, if applicable.
- hh) That you shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree in their applied site.
- ii) That you shall deposit the outstanding EDC dues in Parent License No. 15 of 2011 if the CWP No. 37843 of 2018 is decided in favour of the Department.
- jj) That you shall deposit the 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.
- kk) You shall pay the outstanding amount of EDC/IDC in your earlier granted license as per the order passed during the hearing on 29.06.2021 and conveyed to you vide this office memo no. DTCP/Accts/LC-4004/AO-II/2021/4207 dated 30.06.2021.
- ll) That you shall provide uninterrupted passage/ingress/egress/ approach to community site (water works-OHSR and UGSR) beneath Block A of the Residential Plotted colony being developed through license no. 15 of 2011 and other connected licenses

In case of non compliance of any of the licence condition listed above, the said licence shall become null and void, ab-intio.

3. The licence is valid up to 27/08/2026.

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

Place : Chandigarh

Dated: 28/08/2021.



Endst. No. LC-4251+4252/JE.(VA)/2021/ 21681

Dated: 31-08-2021

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

1. Countrywide Promoters Pvt. Ltd., Regd. Office. OT-14, 3rd Floor, Next Door, Parklands, Sector-76, Faridabad-121004.
2. alongwith a copy of agreement, LC-IV B & Bilateral Agreement and approved layout plan.
3. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
4. Chief Administrator, HSVP, Panchkula.
5. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
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. Addl. Director Urban Estates, Haryana, Panchkula.
9. Administrator, HSVP, Gurugram.
10. Chief Engineer, HSVP, Gurugram.
11. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
12. Land Acquisition Officer, Gurugram.
13. Senior Town Planner, Gurugram.
14. Senior Town Planner (Enforcement), Haryana, Chandigarh.
15. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
16. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
17. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.



(Narender Kumar)

District Town Planner (HQ)

For Director, Town & Country Planning,  
Haryana, Chandigarh

To be read with License No. 61 dated 28/08 of 2021

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

Village	Rect No.	Killa No.	Area (K-M)
Palra	19	25	8-0
	24	5min	4-19
		<b>Total</b>	<b>12-19</b>

2. Detail of land owned by Ashirbad Build well Pvt. Ltd.

Palra	25	2/2min	2-1
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3. Detail of land owned by Digital Sez Developers Pvt. Ltd. 117/131 share, Grow High realtors Pvt. Ltd. 14/131 share

Palra	25	1/1	6-11
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4. Detail of land owned by Digital Sez Developers Pvt. Ltd.

Palra	25	2/1min	4-19
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5. Detail of land owned by Garland Infrastructure Pvt. Ltd. 1/3 share, Digital Sez Developers Pvt. Ltd. 1/3 share, Impartial Builders Pvt. Ltd. 1/3 share

Palra	25	8min	0-7
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6. Detail of land owned by Digital Sez Developers Pvt. Ltd.

Palra	19	17/2	1-11
		24min	7-18
	24	4/2min	0-11
		<b>Total</b>	<b>10-0</b>

7. Detail of land owned by Passionate Builders Pvt. Ltd.

Palra	24	4/1min	0-10
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8. Detail of land owned by Bright star Builders Pvt. Ltd.

Palra	25	1/2min	0-7
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9. Detail of land owned by Garland Infrastructure Pvt. Ltd.

Palra	17	23/1/2	0-5
		23/2min	2-8
		24/1min	3-8
	18	18min	4-11
		19/1min	0-9
		23/1	2-19
	26	2/2	0-4
		3min	5-6
		4min	4-14
		7min	0-12
		8/1min	0-8
		<b>Total</b>	<b>25-4</b>


**10. Detail of land owned by Ashirbad Build well Pvt. Ltd.**

Village	Rect no.	Killa No.	Area
Palra	26	2/1/2/2min	3-18
	18	24/1/1	5-17
		<b>Total</b>	<b>9-15</b>

**11. Detail of land owned by Digital SEZ Developers Pvt. Ltd.**

Village	Rect no.	Killa No.	Area
Palra	26	1/ 2	5-2
		<b>Total</b>	<b>5-2</b>

**12. Detail of land owned by Bright Star Builders Pvt. Ltd.**

Village	Rect no.	Killa No.	Area
Palra	18	24/2	2-0
		25/1/1	2-0
		21min	1-12
	17	22/2min	1-4
		4/1	7-11
		5/1	7-13
	25	6/2/1	0-1
		1/1	2-18
		2/1/1	2-7
		9min	1-13
		10min	0-8
		<b>Total</b>	<b>29-7</b>
	26		

**13. Detail of land owned by Garland Infrastructure Pvt. Ltd. 1/3 share, Digital SEZ Developers Pvt. Ltd. 1/3 share, Impartial Builders Pvt. Ltd. 1/3 share**

Village	Rect no.	Killa No.	Area
Palra	18	23/3	1-0
	25	3min	5-7
		<b>Total</b>	<b>6-7</b>

**14. Detail of land owned by Garland Infrastructure Pvt. Ltd. 93/488 share, Digital SEZ Developers Pvt. Ltd. 302/488 share, Impartial Builders Pvt. Ltd. 93/488 share.**

Village	Rect no.	Killa No.	Area
Palra	18	17/2min	3-18
		<b>Total</b>	<b>3-18</b>

**15. 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. Country Wide Promoters Pvt. Ltd. 1/8 share**

Village	Rect no.	Killa No.	Area
Palra	18	17/1min	0-4

**16. Detail of land owned by Country Wide Promoters Pvt. Ltd. 1/8 share**

Village	Rect no.	Killano.	Area
Palra	18	24/1/2	0-3
		25/2/1min	5-8
		<b>Total</b>	<b>5-11</b>


**17. Detail of land owned by Passionate Builders Pvt. Ltd.**

Village	Rect no.	Killa No.	Area
Palra	17	24/2/1	0-5
		Total	0-5

**18. Detail of land owned by Imagine Builders Pvt. Ltd.**

Village	Rect no.	Killa No.	Area
Palra	17	24/2/2min	1-1
		Total	1-1

**19. Detail of land owned by Bright Star Builders Pvt. Ltd.**

Village	Rect no.	Killa No.	Area
Palra	25	5/2/1	0-2

**Grand Total 124-10 Or 15.5625 acres**

  
Director,  
Town & Country Planning  
Haryana 