

## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh  
Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

LC-III (See Rule 10)

Regd. To

Shalimar Town Planners Pvt. Ltd.,  
BPTP Pvt. Ltd., Smt. Dayawati w/o Sh. Vijay Singh,  
& Countrywide Promoters Pvt. Ltd.,  
In collaboration with Countrywide Promoters Pvt. Ltd.  
Regd. Office: OT-14, 3<sup>rd</sup> Floor, Next Door,  
Parklands, Sector-76, Faridabad -121004.  
Email ID:- [countrywide.promoters@gmail.com](mailto:countrywide.promoters@gmail.com)

Memo No. LC-4015 + 4304-JE (SK)-2021/ 6814

Dated: 15-03-2024

**Subject:** Letter of Intent for setting up of Affordable Plotted Colony (DDJAY) over an additional area measuring 1.20 acre migration from licence no. 259 of 2007 (56.15 acre) and already applied area 5.11875 acre (LC-4015) [under migration of licence i.e. an area of 3.945 acre from licence no. 259 of 2007 and 1.17375 acre migration from licence no. 38 of 2011] i.e. now total area measuring 6.31875 acre falling in Village Kheri Kalan, Sector-84, District Faridabad being developed by M/s Countrywide Promoters Pvt. Ltd.

Please refer your application dated 11.03.2020 & 04.02.2021 on the matter as subject cited above.

2. 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 development of Affordable Plotted Colony (DDJAY) over an additional area measuring 1.20 acre migration from licence no. 259 of 2007 (56.15 acre) and already applied area 5.11875 acre (LC-4015) [under migration of licence i.e. an area of 3.945 acre from licence no. 259 of 2007 and 1.17375 acre migration from licence no. 38 of 2011] i.e. now total area measuring 6.31875 acre falling in Village Kheri Kalan, Sector-84, District Faridabad has been considered and it is proposed to grant a license for setting up of aforesaid colony. 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 letter, failing which request for grant of license shall be refused.

3. To furnish bank guarantees on account of Internal Development Works and External Development Works for the amount calculated as under:-

### Internal Development Works:

	Area	Rate per acre	Amount	25% bank guarantee required
	(in acres)	(in Lac)	(in Lac)	(in Lac)
Plotted component	6.066	20	121.32	Rs. 6.36 lacs (Already available BG Rs. 27.13 lacs) (Valid for 5 year)
Commercial component	0.25275	50	12.6375	
		Total	133.9575	

Note: - You have an option to mortgage 15% saleable area against submission of above said

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*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 and mortgage deed in this regard shall be executed as per the directions of the department.*

**EXTERNAL DEVELOPMENT CHARGES:-**

As per DDJAY policy dated 24.01.2018, an amount of Rs. 3,58,30,236/- against the total EDC is required.

As per policy dated 05.12.2018 the 25% of total EDC i.e. Rs. 16,92,781/- required to be deposited alongwith Bank Guarantee of Rs. 12.592 Lacs (Valid at-least for five year) i.e. equal to 25% of balance amount of Rs. 2,68,72,677/- Lacs against EDC.

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 an additional bank guarantee, if any required at the time of approval of Service Plan/Estimate. With an increase in the cost of construction, you would be required to furnish an additional bank guarantee within 30 days on demand.

4. 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.
5. 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".
6. To deposit the following fee and charges online at [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)
  - i. An amount of Rs. 16,92,781/- against 25% of total required EDC.
  - ii. An amount of Rs. 10,01,925/- against balance licence fee.
  - iii. An amount of Rs. 1,58,474/- against scrutiny fees for the area measuring 5.11875 acres.
  - iv. An amount of Rs. 23,06,704/- to be deposited w.r.t scrutiny fees for revised layout plan of the parent licence @ Rs. 20/- Sqm for the area proposed to be amended in existing Layout Plan.
  - v. License renewal fee (against License No. 38 of 2011) amounting to Rs. 7,01,896/- (deficit as on 20.04.2017 for the period 2015-2017), Rs. 7,19,672/- (deficit as on 03.07.2017 for the period 2017-2019) & Rs. 85,75,560/- (deficit as on 27.03.2019 for the period 2019-2024) needs to be deposited alongwith 18% interest upto date.
  - vi. License renewal fee (against License No. 259 of 2007) amounting to Rs. 7,49,734/- (deficit as on 03.07.2017 for the period 2015-2017), Rs. 1,06,44,963/- (deficit as on 05.01.2019 for the period 2017-2019) & Rs. 3,60,59,820/- (deficit as on 19.10.2019 for the period 2019-2024) needs to be deposited alongwith 18% interest upto date.


vii. An amount of Rs. 3,48,480/- against administrative charges for the licensed land measuring 1.20 acres transferred without taking prior approval of competent authority.

viii. An amount of Rs. 5,38,401/- against Composition charges Rs. 10/- per Sq. ft. for the licensed land measuring 1.20 acres transferred without taking prior approval of competent authority.

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

7. To furnish an undertaking on non-judicial stamp paper to the following effect:-

- (i) That you shall deposit an amount of Rs. 2,38,098/- against Infrastructural Development Charges (75% of applicable charges) in two equal installments. First within 60 days from issuance of license and second within six months be paid online at [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in). In failure of which, an interest @ 18% per annum for delay period shall charged.
- (ii) That you shall deposit the balance amount of EDC amounting to Rs. 2,68,72,677/- in six installments as per policy parameters.
- (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 integrate the services with HSVP services as and when made available.
- (v) 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.
- (vi) That you will transfer 10% area of the licenced 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 will be earmarked on the layout plan to be approved alongwith the license.
- (vii) That you shall transfer the licenced land part of sector road/green belt 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.
- (viii) 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

  
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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 and the same is made functional from External Infrastructure to be laid by Haryana Shahari Vikas Pradhikaran or any other execution agency.
- (xi) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- (xii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (xiii) 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.
- (xiv) That you shall use only LED fitting for internal lighting as well as campus lighting.
- (xv) 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.
- (xvi) 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.
- (xvii) That you shall keep pace of development at-least in accordance with the sale agreement executed with the buyers of the plots as and when scheme is launched.
- (xviii) 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.

- (xix) That you shall complete the project within 7 years (5+2) from date of grant of licence as per clause 1 (ii) of policy notified on 01.04.2016.
  - (xx) That no clubbing for residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
  - (xxi) That you shall pay the labour cess as per policy instructions issued by Haryana Government.
  - (xxii) 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 received from the floor/space holders for meeting the cost of Internal Development Works in the colony.
  - (xxiii) That no further sale has taken place after submitting application for grant of license.
  - (xxiv) That you shall not give any advertisement for sale of plots/commercial plots area before the approval of layout plan.
  - (xxv) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.  
That you shall abide by the terms and conditions of policy dated 08.02.2016 (DDJAY) and other directions given by the Director time to time to execute the project.
8. That you shall submit five copies of layout plan of proposed colony. You shall earmark 50% of saleable area layout plan, to be issued alongwith the licence alongwith revenue detail, which is to be freezed as per clause 5(i) of the policy dated 08.02.2016. The area so freezed shall be allowed to sell only after completion of all Internal Development Works in the colony.
9. There is typographic error in the collaboration agreement no. 4687 dated 15.07.2019 between Shalimar Town Planner and Countrywide Promoters Pvt. Ltd. which needs to be clarified.
10. That you shall invite objections from the allottees as per policy dated 25.01.2021 from the allottees of Residential Plotted colony measuring 572.65 acres in sectyor- 82-89 (licence no. 157-193 of 2005, 316-346 of 2005, 413-442 of 2006, 259 of 2007, 59 of 2010, 60 of 2010, 38 of 2011 & 47 of 2011) and you 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 DDJAY-2016 scheme, with a request to submit objections if any. Simultaneously, colonizer shall also inform about the proposed revision in the originally approved layout/site plan of the complete colony.

A copy of earlier approved layout/site plan and the proposed layout plan due to carving out of DDJAY 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 at least three National newspapers widely circulated in District, of which one should be in Hindi Language.

11. That you shall get the revise layout plan of the entire area after migration from licence no. 259 of 2007 and 38 of 2011 after grant of licence.
12. That you shall submit and indemnity bond that the department shall not be responsible for any loss, if any occurred due to third party rights created in the colony.
13. That applicant company shall undertake to pay the differential amount of scrutiny fees w.r.t revision of layout plan after finalization of policy, if any.
14. That company will intimate their official Email ID and the correspondence on this email ID by the Department will be treated receipt of such correspondence.

DA/As above.


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

Endst. No LC-4015 + 4304-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.

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

To be read with LOI Memo No <sup>6814</sup> .....dated <sup>15-03-</sup>.....of 2021

**Detail of land owned by Shalimar Town Planner Pvt. Ltd. 1/8 share**

**Countrywide Promoters Pvt. Ltd. 7/8 share**

Village	Rect. No.	Killa No.	Area (K-M)	
Kherikalan	89	2/3/2	0-3	
		3/2/2	6-9	
		8	8-0	
		9/1/1	3-17	
		11/2/2	1-4	
		12/2min	6-1	
		13min	6-3	
		74	23/2/2	1-10
			24/2	7-16
			Total	41-3

**Detail of land owned by Shalimar Town Planner Pvt.Ltd. 1/2 share**

**Countrywide Promoters Pvt.Ltd. 1/4 share and BPTP Pvt. Ltd 1/4**

Village	Rect. No.	Killa No	Area (K-M)
Kherikalan	89	4/1	4-0
		7/2	4-0
		Total	8-0

**Detail of land owned by Shalimar Town Planner Pvt. Ltd. 1/2 share and**

**Dayawati W/o Vijay Singh 1/2 share**

Village	Rect. No.	Killa No	Area (K-M)
Kherikalan	89	14/1	1-8

**Grand Total 50K-11M**

**OR 6.31875 Acres**

  
Director,  
Town & Country Planning  
Haryana  
Jeevan Patani